

# GENERAL PLAN



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COUNTY OF TUOLUMNE,  
CALIFORNIA



**DUNCAN & JONES**

*Urban & Environmental Planning Consultants*



# **GENERAL PLAN COUNTY OF TUOLUMNE, CALIFORNIA**

**AUGUST 1980**

Adopted by the Tuolumne County Board of Supervisors,  
August 26, 1980. Resolution Number 682-80.

# GENERAL PLAN COUNTY OF TULARE, CALIFORNIA

1995-2000



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## I. INTRODUCTION

This General Plan, consisting of a general plan text, decision system, and accompanying general plan maps, is the second to last report produced in the Tuolumne County General Plan Revision Program. This General Plan was formally adopted by the County's Board of Supervisors on August 26, 1980, following public hearings held by both the Planning Commission and Board of Supervisors. Earlier drafts of this Plan were also reviewed by the General Plan Team (GPT), public officials, and citizens of Tuolumne County.

The other reports prepared in this program, and upon which this General Plan is largely based, are as follows:

- o Rough Draft General Plan, prepared by Duncan & Jones, January 24, 1980.
- o Sketch General Plan, prepared by Duncan & Jones, December 7, 1979.
- o Data Base, Maps, prepared by Duncan & Jones, November 23, 1979.
- o Issues and Policy Choices, prepared by Duncan & Jones, October 12, 1979.

In addition, the following documents and discrete elements have been relied upon heavily.

- o Resource Inventory, prepared by County Staff, 1978.
- o Proposed Land Use and Conservation Element, prepared by the County's General Plan Project Staff, February 1979.
- o Supporting Document for Phase One of Tuolumne County's General Plan Project, prepared by the County's General Plan Project Staff, January 17, 1978.

- 1       o   Housing Element, Tuolumne County, California, Adopted June 28, 1977.
- 2
- 3       o   Areawide Housing Element, Central Sierra Planning Council, January 1978.
- 4
- 5       o   Tuolumne County General Plan's Policies/Objectives, prepared by the
- 6           Tuolumne County Planning Department, September 1978.
- 7
- 8       o   Areawide Planning Study for Water and Sewer, prepared by Jorgensen-
- 9           Tolladay Engineers, April 18, 1972.
- 10
- 11       o   Technical Supplement to the Economic Base Report of Tuolumne County,
- 12           March 1968.
- 13

14       These reports contain most of the supporting documentation of the policies and  
15       implementation recommendations included in the General Plan. The most germane  
16       data and supporting documentation are in the General Plan's MEIR  
17       Documentation. A Master Environmental Impact Report on the Modified Draft  
18       General Plan was also prepared.

#### 19       WHAT IS A GENERAL PLAN?

20

21

22       This General Plan is a composite of many policies, programs and actions,  
23       intended to govern the future physical development of Tuolumne County. The  
24       policies are designed to preserve and enhance existing development, and to  
25       provide for orderly and appropriate new development to meet the needs of the  
26       area over the next twenty years. Although the plan covers the period from  
27       1980 to 2000, the emphasis is upon actions which should be taken in the more  
28       immediate future.

29

30       Several criteria have been applied in the preparation of this General Plan  
31       which serve to distinguish it from other general plans. First, it has been  
32       recognized that to be effective the plan should be prepared in a form which  
33       readily permits supplementation and amendment. It is hoped that the  
34       looseleaf format, and the presentation on a chapter-by-chapter basis will  
35       serve this purpose, and avoid the monolithic take-it-or-ignore-it character of  
36       many general plans. Second, to enable the Plan text to be capable of adoption  
37       and execution as a legislative document to the greatest extent



possible, it has been purged of narrative text, is concise and addresses only the policies to be followed and the implementation efforts these imply or require. Thirdly, to a great extent, the policies have been formulated from the standpoint of what is achievable and feasible, now or in the relatively short-term future. While this may diminish the visionary or utopian character of the Plan to some extent, it is increasingly less acceptable to set planning objectives or policies which are not implementable from a practical standpoint or which have only a decorative purpose. In some instances, the expression of the policies had involved difficult trade-offs between conflicting purposes or values. The results are not likely to please everyone, and in some cases represent the apparently least undesirable of several less than satisfactory alternatives.

#### GENERAL PLAN MAPS

The General Plan maps indicate the type, intensity and distribution of land use throughout the unincorporated portion of the County. Territory within the City of Sonora, the only incorporated community in Tuolumne County, is intentionally omitted from the County's General Plan Area due in part to its unique character and problems and also because the City maintains its own separate General Plan and exercises land use controls within its jurisdiction that are distinct from those of the County of Tuolumne.

The General Plan maps contain eight major categories of land use designations and indicate appropriate areas for each of them. A discussion of the major characteristics of each of the General Plan land use categories is included in the General Plan map section in each of the chapters of this report. The land use categories used in the General Plan; and depicted on the General Plan Maps; and their population density and residential building intensity standards, are as follows:

# URBAN DESIGNATIONS

	Maximum Population Density	a/	Maximum Building Intensity	b/
<u>Residential</u>				
High Density Urban Residential (MR)	4		12,500 sq. ft.	
or	15	c/	1 acre	
Low Density Urban Residential (SR)	1		7,500 sq. ft.	
or	6	c/	1 acre	
<u>Commercial</u>				
Neighborhood (NC)	1	d/	2,500 sq. ft.	
Shopping Center (SC)	5	e/	2,500 sq. ft.	
Visitor Serving (VC)	1	d/	2,500 sq. ft.	
or	174	f/	2 acres	

# NON-URBAN DESIGNATIONS

<u>Residential/Agricultural</u>				
Estate (ER)	1		2 acres	
Rural (RR)	1		5 acres	
Large Lot (LR)	2		37 acres	
<u>Resource</u>				
Agricultural and Rangeland (WA)	2		37 acres	
Timber (TPZ)	4	g/	160 acres	
<u>Open Space</u> (O)	1	d/	5,000 sq. ft.	
<u>Industrially Designated Areas</u>				
Light (LI)	1	d/	7,500 sq. ft.	
Heavy (HI)	1	d/	7,500 sq. ft.	
<u>Parks and Recreation</u> (R/P)	1	d/	5,000 sq. ft.	
or	174	d/	2 acres	
<u>Public/Institutional/School</u>	N/A		N/A	

## Footnotes

a/ "Population density" is the number of residential units permitted on a single parcel multiplied by the "mean household size" as determined by the 1980 U. S. Census. In the case of single family dwellings, the "mean household size" is 2.60 persons. In all other cases it is 2.43 persons. For example: SR= 6 x 2.60 = 15.60 persons per acre; MR= 15 x 2.43 = 36.45 persons per acre; LR=  $\frac{2 \times 2.60}{37}$  = 0.14 persons per acre.

- 1 b/ "Building intensity" is a function of the minimum parcel size allowed  
2 and the maximum number of units allowed per parcel or per acre.  
3  
4 c/ Additional units are possible through a density bonus for provision of  
5 low and moderate income housing units in all "residential" designations,  
6 although such increases are felt to be most likely to occur only in the  
7 "SR" and "MR" areas.  
8  
9 d/ In certain "non-residential" areas, residential uses shall be limited to  
10 one (1) dwelling unit per parcel.  
11  
12 e/ Hotels and Motels are an acceptable use in the "SC" area and although  
13 the parking requirements and height limitations are expected to control  
14 the density, a land area of 500 sq. ft. per unit is appropriate.  
15  
16 f/ Hotels and Motels may be appropriate uses in the "VC" and R/P" areas  
17 subject to review on a case-by-case basis. The density would be the  
18 same, but the minimum parcel size would be increased to two (2) acres.  
19  
20 g/ In those areas designated "TPZ", residential uses shall be limited to  
21 accessory units not to exceed one (1) per 37 acres, and shall be review  
22 ed for consistency with the Z-Berg-Warren-Keene-Collier Forest Taxation  
23 Reform Act of 1976 (or as amended).  
24  
25

26 Building Intensity for non-residential uses in the Commercial and Industrial  
27 areas shall be as follows:  
28

29 Neighborhood General Commercial (NC) - Small-scale retail and office  
30 operations, in enclosed buildings not exceeding 50 feet in height, pro-  
31 viding a broad range of convenience and comparison goods and services  
32 such as banks, barber shops, clothing sales, drug stores and grocery  
33 stores. Generally fewer clients and automobiles per establishment than  
34 would be expected in a shopping center general commercial area because  
35 the market area served is smaller.  
36

37 Shopping Center General Commercial (SC) - Large-scale retail and office  
operations, in enclosed buildings not exceeding 50 feet in height and in-  
cluding outside storage and display, providing a broad range of con-  
venience and comparison goods and services. Establishments in this cate-  
gory have a larger market area and greater volume of customers than es-  
tablishments in the neighborhood general commercial category. For exam-  
ple, a furniture store, department store, supermarket, automobile sales,  
or lumber yard, would be typical of establishments in this category. Each  
of these generate a considerable amount of traffic and serve a large  
volume of customers. They require large parcels with extensive parking  
lots.

1 Visitor-Serving Commercial (VC) - These uses cater to the traveler  
2 passing through Tuolumne County. Height limits shall generally be 50  
3 feet, but may be increased after special review based upon topography and  
4 aesthetic compatibility. Examples of establishments which attract or  
5 serve tourists include motels, restaurants, gas stations and real estate  
6 offices.

7  
8 Light Industrial (LI) - Contain uses which demonstrate by the quality of  
9 their development and the nature of their operations that they can locate  
10 in close proximity to residential and commercial uses with a minimum of  
11 nuisance of environmental conflict. Typical uses include equipment  
12 repair facilities, storage of equipment and materials, and general  
13 manufacturing. Height limits shall be 50 feet. Strict buffering and  
14 design standards would be adhered to by industries located in these  
15 areas.

16  
17 Heavy Industrial (HI) - Due to the nature of their operation, uses in  
18 this category are typically poor neighbors in residential areas. Their  
19 operations may be noisier than those of uses in the light industrial  
20 areas. The uses in this category such as sawmills, rock crushers and  
21 junk yards, usually require large parcels of land with access suitable  
22 for use by heavy truck and trailer rigs. Height limits shall be 50 feet.

23  
24 The intensity of development will be further controlled through setback  
25 requirements, and off-street parking requirements to provide for employees and  
26 customers.

27  
28 "Residential" and "Resource" land use designations on the General Plan maps  
29 are determined through the use of a decision system (See Appendix A for the  
30 details of this decision system). The purpose of the decision system is to  
31 base General Plan map land use designations on a coherent and clearly-defined  
32 set of criteria which are consistent with General Plan policies and are ap-  
33 plied in a uniform fashion throughout the County. Two characteristics are  
34 automatically recognized on the General Plan maps and do not require the ap-  
35  
36  
37



1 plication of the decision system in arriving at a General Plan land use  
2 designation. Existing uses are shown on the General Plan maps as they pre-  
3 sently exist. Likewise, lands which were rezoned under Title 17 are given a  
4 General Plan land use designation which is consistent with their zoning  
5 classification under Title 17 except in those instances where existing use is  
6 more intense. In cases where a property's existing land use is more intensive  
7 than its existing Title 17 zoning, it has received a designation which is  
8 compatible with its existing land use. The decision system is therefore  
9 applied only to lands zoned under Ordinance 352. These (Ordinance 352) lands  
10 receive either the general plan designation indicated by the decision system  
11 or one which is compatible with their existing land use, whichever is most  
12 intensive.

13  
14 In applying the decision system, the initial determination that is made de-  
15 pends on whether the particular parcel being addressed is located within  
16 current public water and/or public sewer service areas. If it is, a number of  
17 additional factors are considered and appropriate designations are applied.  
18 These factors include the existing zoning classification, average parcel size,  
19 relative degree of fire hazard, the rating for commercial timber potential or  
20 rangeland potential, whether any septic limitations are known to exist in the  
21 area, and contiguity to other urban, large-lot or resource areas.

22  
23 The land use designations on the General Plan maps are based upon the  
24 assumption that Tuolumne County will have a population of approximately 43,000  
25 in 1985. This figure represents a growth rate of approximately 4.2% per year  
26 between 1980 and 1985 1/. Between 1986 and 2000, Duncan & Jones has assumed  
27 that the growth will diminish somewhat, resulting in a population of about  
28 60,000 in 2000, almost twice the size of the County's estimated population in  
29 1979 of 34,300 2/. In addition, significantly more land has been designated  
30 for housing than these population projections demand, to allow for sufficient  
31 choice in locating new urban development and to prevent increases in the cost  
32 of land by unduly constraining the supply of land.

33  
34 1/ From the Department of Finance's 79-EZ population estimates and 80 P-1  
35 interim revision of Series E-150 population projections.

36 2/ See Duncan & Jones, Interim Report Part 1: Data Base and Maps, November  
37 23, 1979, p. II-4-7 for the annual rate of change in population between  
1985 and 2000.

1 It is important to bear in mind that the General Plan maps cannot reflect the  
2 quality and character desired in a particular land use category in specific  
3 locations except in very general terms. The General Plan maps will not illus-  
4 trate every small existing exception from one land use category proposed for a  
5 sub-area of the County, even though such uses may be recognized as acceptable  
6 and "permanent" uses. Therefore, the General Plan maps indicate the  
7 predominant use of land recommended in each area and do not preclude minor  
8 existing deviations from the overall pattern. They do not reflect every  
9 church, institutional, commercial, single or multi-family residential use that  
10 may exist in areas designated for other uses, nor should they be interpreted  
11 as recommending or requiring their removal. Also, the boundaries of areas  
12 designated for a particular use or density should not be viewed as final or  
13 inflexible. There is no intention to single out one lot as opposed to another  
14 next to it for a specific use. Where a parcel is divided by or is contiguous  
15 to a General Plan designation, boundary latitude exists for the interpretation  
16 of the plan based on criteria as determined in Appendix A-1 through A-8 and  
17 the policies of the General Plan. For definition of "contiguous" and  
18 explanation of "criteria", refer to Appendix G: Glossary. The designations  
19 which appear on the maps are based upon the best information available at the  
20 time the maps were prepared. If new or improved information is developed, the  
21 map designations should be re-evaluated and, if necessary, altered to ensure  
22 the maps are consistent with the General Plan's policy statements.

23  
24 It is important to keep in mind that the General Plan maps are not to be  
25 construed as zoning maps designating precise areas for land use regulation.  
26 The General Plan maps should, however, serve as the basis for amending the  
27 provisions of the existing zoning ordinance and maps, and for establishing new  
28 land use controls.

## 29 30 **UPDATING AND AMENDING THE GENERAL PLAN**

31  
32 There is always a need to update and amend General Plans over time. This  
33 General Plan is based upon analyses and assumptions concerning social,  
34 economic and physical conditions. This basic information is subject to change  
35 and refinement. It will therefore be necessary for the County to review the  
36 Plan and to update its supporting data in light of new conditions  
37

1 and information on a regularly scheduled basis. For example, the Plan is  
2 based upon a population of 60,000 by 2000. It is possible that this popula-  
3 tion level will not be achieved by 2000, and the plan could therefore accommo-  
4 date growth beyond this date. It is also possible that growth could occur  
5 faster than the projected rate, and therefore the Plan would have to be  
6 re-evaluated at some point to determine the extent and location of additional  
7 land which should be designated for urban development. The results of the  
8 1980, 1985 and 1990 Censuses should be evaluated in this regard, and ongoing  
9 monitoring of building permit applications for residential development should  
10 also be carried out.

11  
12 The General Plan is also based upon land use, public service and physical data  
13 which were used to indicate lands suitable for both urban and rural  
14 development. These data represent the County's most up-to-date information and  
15 had been compiled explicitly for the General Plan Revision Program. As this  
16 data and the General Plan are utilized, inaccuracies in the data may be  
17 identified. Verified clerical errors in the Plan's data base should be cor-  
18 rected on a continuing basis; when a correction or refinement in the data base  
19 occurs, the adopted decision system (Appendix A) should be applied to the  
20 revised data in order to determine whether the land use designations on the  
21 General Plan maps also require correction. If the General Plan maps require a  
22 revision (due to verified clerical error in the Plan's data base) in order to  
23 accurately reflect the adopted General Plan decision system, the map revisions  
24 may suitably be undertaken as an administrative staff function rather than as  
25 a formal General Plan amendment. If, however, County officials desire to  
26 change the General Plan maps as a result of modifying the policy framework  
27 and/or a portion of the decision system of the General Plan in its adopted  
28 form, it will be necessary to undertake the formal process of amending the  
29 General Plan to change the previously adopted policy statements and/or the  
30 adopted decision system, as well as the General Plan map or maps.

31  
32 When lands are removed from an Agricultural Preserve status, they would be run  
33 through the appropriate decision matrix (in the General Plan) by Staff and  
34 assigned an appropriate Land Use Designation. This would not require a formal  
35 General Plan amendment but rather would be an administrative change by Staff  
36 to the Maps.

37  
As improvements in public service delivery systems are undertaken, such as



1 the expansion of public water or waste-water treatment facilities, areas which  
2 at the time of General Plan preparation did not meet the criteria for  
3 intensive development may become highly suitable for new urban uses. The  
4 impacts of future public works improvements and extensions such as those  
5 mentioned above should be assessed as they occur to determine whether any land  
6 designations on the General Plan maps require re-evaluation. If they do, this  
7 should be handled as a formal General Plan Amendment.

## 8 9 ORGANIZATION OF THIS REPORT

10  
11 Each of the nine elements mandated by State Law are contained in this General  
12 Plan, although because of their interrelated character the elements are  
13 synthesized rather than artificially divided into separate chapters. Appendix  
14 B identifies the section of the General Plan text and Technical Appendix where  
15 each component of the mandated elements is located.

16  
17 The chapters in this document are organized in a form consistent with the  
18 major land use categories listed on page I:4. In Chapter II, following this  
19 introduction, the general goals and policies relating to overall growth and  
20 development of Tuolumne County are stated. This chapter addresses the  
21 location and extent of future new urban development, where it should be  
22 encouraged or restricted, and the type of overall development pattern which  
23 appears to be most desirable for the County.

24  
25 This overall framework is followed by separate chapters which contain policies  
26 addressing environmental conditions, residential development, economic  
27 development, and public services and facilities. Each chapter contains a  
28 brief discussion of the County's goals, a set of preliminary policies derived  
29 from these goals, a discussion of how these policies are reflected on the  
30 General Plan maps, and a list of suggested implementation recommendations.  
31 Policies are indicated by bold type number references in the left margin.

32  
33 The implementation recommendations (identified by bold type letter references  
34 in the left margin) contained in the Plan text are a very important portion of  
35 this General Plan document, because they indicate the practical and  
36 programmatic requirements for carrying out the policies. These  
37 recommendations enable the immediate and longer term implications of the  
policies to be clearly seen.



## II. GROWTH AND DEVELOPMENT

The policies contained in this Chapter deal with the location and extent of future new development, where it should be encouraged or restricted, and the type of overall development pattern which is most desirable for the County.

This General Plan is based upon the assumption that Tuolumne County will have a population of approximately 43,000 in 1985. This represents a growth rate of approximately 4.2 percent per year between 1980 and 1985 1/. Between 1986 and 2000 it has been assumed that the rate of growth will diminish somewhat, resulting in a population of about 60,000 in 2000, almost twice the size of the County's 1979 population.

It should be pointed out that these figures are working assumptions, and it is by no means certain that this magnitude of growth will in fact occur. It is also possible that the population will increase at an even faster rate than indicated above. Moreover, factors such as the number of persons per dwelling unit (determined mainly by average family size), average lot size and other conditions affecting the extent of urban and rural development may be subject to change.

The main approach taken in this General Plan is to assume that the County will be prepared and able to accommodate the growth projected, while at the same time, it will adhere to policies to be adopted that will define where development will take place. The General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessarily scattered pattern of development, which often results in extraordinary demands on public services, above-average public service costs, and destruction or degradation of valuable resources which is unnecessary and avoidable.

Population growth and its subsequent developmental effects should be continuously monitored to determine exactly how fast the County is developing and whether governmental agencies are able to provide new development with adequate services and facilities in a fiscally acceptable manner.

1/ See Page I:7

1 The policies listed below are used as locational guidelines for placing  
2 various land uses on the General Plan maps. Mechanisms for implementing each  
3 of the policies are outlined in the Implementation Section of this chapter.

4 It should be stressed that the General Plan must be internally consistent; no  
5 element of the Plan takes precedence over any other, and each policy adopted  
6 by the County must be consistent with the rest of the Plan, as well as with  
7 the Plan maps.

## 8 **POLICIES**

### 9 **URBAN DEVELOPMENT**

- 10 1. A balance between industrial, commercial and residential development  
11 is desired and will be actively pursued.
- 12 2. The existing rural character of the County will be maintained by pre-  
13 serving the mixture of urban and non-urban uses found in the region.
- 14 3. The designation of areas for new urban development will reflect the  
15 physical features and natural characteristics of the undeveloped portions  
16 of the County:
  - 17 a) Hazardous areas, such as flood-prone areas, active earthquake fault  
18 zones, geologically hazardous areas (having high ground water,  
19 impervious soils and steep slopes), and high or extreme fire hazard  
20 areas may not be suitable for development without mitigation.
  - 21 b) Extensive areas of high value timber, mineral resource and range  
22 land will be preserved from urban development and protected from the  
23 fire threat created by adjacent development.
- 24 4. "Urban development" in Tuolumne County will be defined as any develop-  
25 ment, other than industrial or recreational, occurring on a site of  
26 less than two gross acres.<sup>1/</sup>

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27 1/ Gross acres refers to total land area including utility easements  
28 and street rights-of-way.

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5. Urban development will be required to be supplied with public water, paved roads, and adequate levels of fire protection 2/ and police protection 3/.
  6. Urban development on lots of one-third acre or less, or with densities of 3 dwelling units (or more) per acre, will be required to be served by and connected to a public sewer system. Public sewer will also be required in those areas where hazardous conditions exist, such as high groundwater, impervious soils and steep slopes, if such lots fail to meet the requirements on Ordinance 784 or future amendments thereto.
  7. Urban development will occur in an orderly, contiguous manner within and around each defined community 4/, in order to maintain a compact development pattern and to avoid premature investment required by the extension of public facilities and services.

16 If development is approved in areas between defined communities, that  
17 development shall be designed so as to take advantage of natural features  
18 and other design features so as to preserve the County's rural  
19 environment and the separate character of communities and avoid adverse  
20 impacts on public services.

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- 26 2/ In general, the Master Plan states that urban residential development  
27 should be located within a 7 minute response time from a year-round fire  
28 protection facility.
- 29 3/ Adequate police protection is defined as one sworn law enforcement  
30 officer of the Tuolumne County Sheriff's Department per 1,000 persons  
31 residing in the unincorporated area of the county.
- 32 4/ Refer to the display map of "Defined Communities" for their locations.  
33 These communities include the area surrounding Big Oak Flat, Cedar  
34 Ridge, Chinese Camp, Columbia, East Sonora, Groveland, Jamestown, Long  
35 Barn, Mi-Wuk Village, Moccasin, Mono Village, Mono Village, Pine Mtn.  
36 Lake, Shaws Flat, Sierra Village, Sonora, Soulsbyville, Strawberry,  
37 Sugar Pine, Tuolumne City, Twain Harte, and West Phoenix Lake.

- 1 8. Urban development will only occur in designated "urban service areas"1/  
2 Urban service areas are defined for this purpose as areas which are  
3 reasonably capable of being serviced, relatively hazard free, without  
4 predictable substantial environmental impact, without severe off-site  
5 impacts, and free from unmitigated significant or major cumulative  
6 impact on the County's resources.  
7
- 8 9. New development will pay its pro rata share of the local cost of expan-  
9 sions in facilities and infrastructure which it generates and on which  
10 it is dependent.  
11

## 12 COUNTY DESIGN

- 13
- 14 10. Hillside development will be designed and located to be compatible  
15 with, rather than imposed on, the landscape and environment by mini-  
16 mizing the amount of grading and topographical alteration it neces-  
17 sitates.  
18
- 19 11. Billboards will not be permitted along highways except in commercial  
20 and industrial areas, where restrictions will be placed upon size,  
21 spacing, overall number, and appearance.  
22
- 23 12. Designated historic buildings, significant archaeologic sites and  
24 other landmarks that give residents and visitors a tie with the past  
25 should be preserved.  
26
- 27 13. The County will apply a well-defined decision system (described in  
28 Appendix A) 2/ which is consistent with the policies in the General  
29 Plan text, to determine the distribution of General Plan land use  
30 designations on the General Plan map.  
31

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32

34 1/ Refer to overlay number 5 of the mapped data base for the location of  
35 "Urban Service Areas."

36 2/ The decision system should only be applied to any property once, with  
37 one exception: where new water and/or sewer service occurs, a property  
should be run back through the decision matrix to receive a correct  
land use classification.



14. Unless specifically amended, the County's General Plan map will consistently and accurately reflect the determinations of the General Plan decision system.
15. Areas designated as Conditional Urban on the General Plan map cannot be developed until a Specific Plan has been adopted and all service prerequisites are met.
16. New development on sites of two gross acres or more in areas of high or extreme fire hazard will be required to contribute to the construction and maintenance of wildland fire defense systems such as fuelbreaks, fuel reduction areas, water systems, and strategic access improvements. Contributions may be made by actual construction and maintenance or mitigation fees, or both.

#### GENERAL PLAN MAPS

The following factors are included among the information which has been mapped at a scale of either 1" = 1000' (1:12,000) or 1" = 2000' (1:24,000) as part of the Data Base for the General Plan Revision Program:

- o Areas served by Public Water and Sewer Service Systems;
- o Relative Fire Hazards;
- o Existing Land Use and Zoning;
- o Commercial Range and Timber Potential;
- o Geotechnical Interpretative Maps.

In accordance with policy statement number 13, a Decision System has been developed which is consistent with the policies in this and other chapters of the Plan. By using the Data Base Maps in conjunction with one another and the Decision System (See Appendix A), areas are defined on the General Plan maps which appear suitable for urban development, and conversely, areas are defined in which urban development appears inappropriate.

The areas designated for urban development on the General Plan maps are reasonably capable of being provided with urban services, are relatively hazard free and will not result in major cumulative impact on the County's resource base.

#### IMPLEMENTATION

##### URBAN DEVELOPMENT

- A Continuously update and maintain overlay maps indicating the extent of areas served by public water and public sewer systems in order to ensure

1 that the General Plan maps adequately reflect potential urban areas. In a  
2 similar fashion, ensure that geotechnical maps are maintained in an up-to-date  
3 and current condition.  
4

5  
6 B Revise Title 16 (the County's Parcel Map Ordinance) to accurately  
7 reflect Policy Statements 4 and 6.

8  
9 C Continuously update the septic system hazard maps. Ensure that new  
10 urban development is served by public sewer systems in areas where  
11 natural hazards (such as high ground water, impervious soils, and  
12 steep slopes) are present if such lots fail to meet the requirements  
13 of Ordinance 784 or future amendments thereto.

14  
15 D Determine the local cost of facility and infrastructure expansion which  
16 new development necessitates. These costs should be estimated on a  
17 per dwelling unit basis. Enact an ordinance requiring developers to  
18 pay their pro rata share of these costs.

19  
20 COUNTY DESIGN

21  
22 E Develop, adopt and strictly enforce appropriate grading standards  
23 and criteria.

24  
25 F Enforce the sign specifications in Title 17. Bring non-conforming  
26 signs into conformance with the ordinance or require their removal.

27  
28 G Use the Historical Surveys as they become available as the basis for  
29 instituting two separate preservation processes in the County: one to  
30 preserve those structures of sites which are culturally and/or histor-  
31 ically significant; the second, to achieve the preservation of the  
32 character of certain select areas.

33  
34 1. Two official designations should be made by the Board of Supervisors.

- 35  
36 o Individual historic structures, whether or not they are lo-  
37 cated in an Historic Preservation District, would be desig-  
nated as Historic Buildings.

1           o   Areas which contain a significant number of structures worthy  
2           of preservation would be designated Historic Preservation  
3           Districts. Although each and every structure in these areas  
4           may not be historically significant, the structures collect  
5           ively would constitute an area worthy of preservation. The  
6           Historic Preservation District may include a block or part of  
7           a block, or may constitute an entire neighborhood.

8  
9           2.   Structural modifications causing a change in exterior appearance of  
10          any structure which is in an Historic Preservation District or which  
11          is a designated Historic Structure would be subject to review and  
12          approval by a District Committee appointed by the Board of  
13          Supervisors.

14  
15          3.   Demolition of any designated Historic Structure would require an  
16          Environmental Assessment. The Planning Director would determine  
17          whether a negative declaration or an Environmental Impact Report  
18          (EIR) is appropriate for the demolition of any structure in an  
19          Historic Combining District. Permits for demolition must be  
20          approved by the Board of Supervisors.

21  
22          4.   The Board would have the power to delay approval of the demolition  
23          of any designated Historic Structure, in order to provide interest  
24          ed parties an opportunity to purchase the property.

25          5.   All new construction in Historic Preservation Districts would be  
26          subject to review and approval by a District Committee appointed by  
27          the Board of Supervisors. The Proposed Project would be evaluated  
28          on the basis of its compatibility with the surrounding neighborhood.

29  
30          Amend and update the County's Historical Survey, list of historic structures  
31          and list of historic preservation districts as necessary whenever historical  
32          surveys are made available.





### III. NATURAL ENVIRONMENT

Natural environmental factors can limit the use of land in two ways. From a positive standpoint, certain attributes represent opportunities or values which may be preserved for their own sake; a wildlife habitat, an historic area, or potentially productive timber or range lands are some examples. On the other hand, the presence of certain negative attributes can place constraints on development. Examples of these include flood zones, steep or unstable slopes, active earthquake faults, impervious soils, high ground water, or areas of high or extreme fire danger.

If development is permitted to occur in natural hazard areas it can incur both social costs (such as loss of life and property damage) and public costs (such as emergency flood relief and utility line repair). The County of Tuolumne should strive to prevent loss of life, reduce personal injuries and property damage, minimize economic and social diseconomies resulting from natural disaster, and protect potentially productive resources by directing development to areas which are not hazardous for development or which can be made safe or more productive by planning, construction and mitigation measures.

#### POLICIES

#### CONSERVATION AND RESOURCE PRESERVATION

- 1 Land will be used for the purpose for which it is most suited by virtue of its inherent natural characteristics, as modified by its locational relationships, whether it be urban development or natural resource preservation and utilization.
- 2 Urbanization will occur in an area large enough to meet foreseeable need. However, these areas may be expanded as urban services become available. Expansions of urban areas should not be located so as to remove from production, areas of high mineral resource value, commercial timber lands (site 4 Arvanitis scale or higher), or lands of high or very high rangeland value (on the U.S.D.A./C.D.F. Cooperative Soil Vegetation Survey Maps). It is understood that the above-mentioned resource lands

must be considered as to their size in relationship to their economic viability.

- 3 The County of Tuolumne will act in such ways as to preserve natural resource and wildlife habitat areas, reduce exposure to risk in hazardous areas, and enable recreational opportunities to be maintained or provided by designating hazardous areas such as areas immediately to active faults and within creek, stream or river floodways in open space:
  - o High or Extreme fire hazard areas may be developed if they can be made safe by planning, construction, and mitigation measures.
  - o Agriculture, recreation, and fire defense systems may be appropriate uses in open space areas.
- 4 Tuolumne County contains economically important deposits of sand and gravel, stone, limestone, gold, and other minerals. Sand and gravel, stone, and limestone areas are delineated on the Geotechnical Interpretive Maps as Natural Resource Area. The Southern Half of the Bald Mountain/Browns Flat Gold Mining District has been classified by the State Mining Resource Zone-2 (MRZ-2b) (Refer to division of Mines and Geology Report 86-12 SAC, July 11, 1986) Development will be planned so as not to preclude the future utilization of these resources.
- 5 The economically important forest resources 1/ in Tuolumne County such as TPZ and Williamson Act contract Lands will be protected against unnecessary development.
- 6 Economically important range land 2/ in Tuolumne County will be protected against premature subdivision and development.

#### PUBLIC SAFETY AND SEISMIC SAFETY

- 7 The County of Tuolumne will apply zoning and other land use controls to regulate, and in some instances prohibit development in hazardous areas.

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1/ Economically important forest resources are defined as lands with Arvanitis timber site index of 4, 5, 6 or 7.

2/ Economically important rangelands are defined as areas with "high" or "very high" rangeland production values as shown on the U.S.D.A./C.D.F. Cooperative Soil Vegetation Survey Maps.

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4 8 The extent of development limitation in hazardous areas will be commen-  
5 surate both with the degree of hazard involved and with the public costs  
6 which would be incurred if emergency or remedial actions became necessary.  
7  
8 9 A regional appraisal to evaluate potential seismic and geologic hazards in  
9 the western part of Tuolumne County, based on existing data shown on the  
10 Geologic Maps, is presented on the General Plan's Geotechnical Interpretive  
11 Maps. The maps, which show the approximate boundaries of various hazard and  
12 resource zones (such as fault rupture zones, erosive soil areas, limestone  
13 deposits, etc.) will be used by the County Of Tuolumne as a basis for future  
14 planning.

#### 15 Fault Rupture

- 16 10 The northwest-trending Sierran Foothills fault zone (shown on the Geologic  
17 Maps prepared as part of the General Plan data base) passes through the  
18 western portion of Tuolumne County. Some faults in this zone may be subject  
19 to ground rupture during a major earthquake; however, a 1983 California  
20 Division of Mines and Geology Fault Evaluation Study concluded that fault  
21 rupture zones in Tuolumne County do not show recent activity and do not  
22 qualify as Special Study Zones. Potential Fault Rupture Zones are defined  
23 along presently identified faults on the Geotechnical Interpretive Maps.  
24 Developers of dams and critical-use and high occupancy structures within the  
25 Fault Rupture Zones will be required to submit plans to the County of  
26 Tuolumne demonstrating that the proposed design and construction can  
27 accommodate the expected fault offset of the design earthquake 1/ and can  
28 continue to function.  
29  
30 11 The County of Tuolumne will apply special requirements to critical-use and  
31 high occupancy structures proposed within the Potential Fault Rupture Zones.  
32 These requirements will include the following:  
33  
34 o Special geologic and seismic studies will be required to locate  
35 accurately all active fault traces.

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36 1/ The design earthquake for the Foothills Fault Zone, discussed in detail  
37 in the MEIR Documentation, is expected to be a maximum credible earth-  
quake of magnitude 6 with probable bedrock accelerations up to 0.65 g.



- o Requirements for existing critical use and high occupancy structures within the Potential Fault Rupture Zones will be established. The County of Tuolumne will initiate a special building inspection program whose purpose is to locate existing critical-use and high occupancy structures within the Potential Fault Rupture Zones and to evaluate the safety of such structures under expected seismic conditions.

## Seismic Ground Response

- 12 Ground shaking associated with a major earthquake along the Foothills Fault Zone will probably affect the entire County. Therefore, the County of Tuolumne will ensure that existing and proposed structures are designed and built in accordance with the UBC standards for Seismic Risk Zone #3.
- 13 The most intense seismic ground shaking anticipated in the county is expected to occur within a few miles of the Foothills fault zone and to decrease with distance from the fault zone. Ground shaking may also be intense where there are unconsolidated deposits. Therefore, the County of Tuolumne will require the following:
- o Critical-use and high occupancy structures (see Appendix C) will be designed and built to retain their structural integrity when subjected to probable ground accelerations generated by the design earthquake. Special seismic, geologic, and geotechnical engineering studies will be required to evaluate the probable ground shaking conditions in areas where such development is proposed. These studies will be paid for by the developer.



- o Development plans will be required to show that important facilities such as utilities, access roads, etc., for critical-use and high occupancy structures are adequately designed and constructed to withstand the design earthquake. Plans will also be required to show that, in the event of the failure of these structures, potential hazards created by the loss of utilities, roads, etc. have been identified and mitigated.
- o Existing critical-use and high occupancy buildings within the county will be inspected periodically to identify potential hazards in the event of a major earthquake. Where hazards are identified, the Building Department will require mitigation by the owner.

#### Slope Instability

- 14 Natural slopes in portions of the western Sierran foothills may be unstable based on the criteria developed in the MEIR Documentation. These potentially unstable areas are shown on the Geotechnical Interpretive maps as Unstable Slope Areas. Prior to urban development in these areas, the county will require engineering studies to be undertaken in order to determine whether the slope is unstable. If the slope is found to be unstable, appropriate mitigation measures will be undertaken by the developer.
- 15 The stability of any slope can be affected by grading operations and improper drainage conditions. Siting, grading, and mitigation measures will be undertaken in accordance with Title 12 of the Tuolumne County Ordinance Code.

#### Erosion

- 16 In general, the soil in Tuolumne County is relatively thin and overlies relatively impervious bedrock. Consequently, the soil becomes quickly saturated and is highly susceptible to erosion during the rainy season. Those areas exhibiting a high erosion potential due to soil type, depth of soil and slopes greater than 30% are classified as Erosive Soil Areas

on the Geotechnical Interpretive Maps. Standard erosion control measures, such as hydromulching and diversion of surface water, will be mandatory for any grading operation in these designated areas.

#### Flooding

- 17 Areas along major drainages and in low-lying regions are subject to seasonal flooding. Past high water elevations along some of the major drainages have been obtained from historic records. Since the major rivers are deeply entrenched, the flood hazard area is generally confined to the channels. Land use in potential flood areas, shown on the Geotechnical Interpretive maps, will be limited to open space uses.

#### Water Quality in Limestone Areas

- 18 Limestone outcrops in the western portion of Tuolumne County are shown on the Geologic and Geotechnical Interpretive Maps. Groundwater in limestone areas is often not adequately filtered and could be subject to pollution from septic systems. Therefore, prior to development in limestone areas, the County of Tuolumne will require a groundwater investigation and a report to be filed with the county which emphasizes the effects of the development upon the water quality. The County may also require wells to be monitored in these areas to ensure that there is no degradation of the groundwater.

For development of land in limestone areas, Title 13 of the Tuolumne County Ordinance Code must be met as follows: 1) Computation of the points needed for approval of each parcel to be created shall include not less than 6 points for soil depth and not less than 10 points for groundwater pursuant to Title 13. These points may be added to points attained through slope-area and percolation to meet minimum total required per parcel; 2) Percolation rate shall not be faster than 15 minutes per inch at a depth of three feet below the ground surface.

1 High Ground Water, Impervious Soils and Steep Slopes

- 2
- 3 19 High ground water, impervious soils and steep slopes either by themselves
- 4 or in combination have caused potentially serious health conditions due
- 5 to failing septic systems. Some areas in which these failures have
- 6 occurred are identified on the Septic System Hazard maps. The County of
- 7 Tuolumne will therefore enforce Title 13 and all amendments thereto in
- 8 order to prevent surface and ground water pollution.
- 9

10 Fire

- 11
- 12 20 New development will be required to have adequate fire protection and may
- 13 be required to include design and maintenance features that contribute to
- 14 the protection of the County from the losses associated with wildland
- 15 fire.
- 16
- 17 21 New development, including urban or clustered development, is acceptable
- 18 in low and moderate fire hazard areas, and may be acceptable in high
- 19 hazard areas provided that project design improves fire safety and
- 20 includes integrated fire defense systems that can be constructed and
- 21 maintained. Development of any kind in extreme hazard areas must
- 22 demonstrate that project design will reduce the hazard rating in and
- 23 adjacent to the development. Such developments may be required to
- 24 provide and maintain additional off-site fire defense improvements.
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## NOISE

- 22 The County of Tuolumne will evaluate the potential noise impacts of any action which it takes or of any applications it acts upon that could significantly alter noise levels in the community.
- 23 The County of Tuolumne will consider the compatibility of proposed land uses in terms of their noise environment when revising the General Plan, preparing Specific Plans, and evaluating developing proposals. Figure 1 indicates noise compatible land uses.
- 24 The County of Tuolumne will enforce the State Noise Insulation Standards (See Appendix D for these State Laws).
- 25 The County of Tuolumne will encourage creative design solutions when potential conflicts between noise levels and land use arise (See Appendix E for examples).
- 26 The County of Tuolumne will control excessive noises within the County where not preempted by Federal or State Control.
- 27 The County of Tuolumne will support programs to reduce community noise levels where possible to levels within the "normally acceptable" categories shown on Figure 1.

## WILDLIFE

- 28 The County recognizes that wildlife, fish, and their habitats are important resources, which are valued by the County's citizens for recreational nature study, hunting and fishing, scientific research, education, and open space. These same values also attract visitors, a major source of revenue for the local economy.
- 29 The County will encourage voluntary efforts to protect and enhance its wildlife resources and educate its citizens on the values of wildlife and methods of wildlife conservation.



- 1 30 The County will seek to minimize the inherent conflict between  
2 development and wildlife habitat by encouraging further development to  
3 locate in the less sensitive or important habitat or on sites adjacent to  
4 previously developed areas. Development will be minimized in sensitive  
5 wildlife areas and large blocks of relatively undisturbed natural  
6 habitat. Cumulative impacts of future projects on wildlife will be  
7 reduced by this approach.
- 8
- 9 31 A key goal will be to maintain a continuous network of valuable wildlife  
10 habitat throughout the County in order to provide habitat corridors for  
11 wildlife that move back and forth between the larger tracts of high-  
12 quality habitat. These corridors, which will consist primarily of  
13 riparian habitats, will provide cover for deer migrating between summer  
14 and winter range. They will also make it easier for animals to  
15 recolonize areas where they have become locally extinct, as often happens  
16 in small patches of habitat.
- 17
- 18 32 Special efforts will be undertaken to protect sensitive wildlife  
19 resources, including threatened or endangered species (on federal or  
20 state lists), other animal species that are rare in the region, colonial  
21 nesting or roosting sites of uncommon species, important harvest species  
22 (fish and game), and important wildlife habitats and habitat features.  
23 The Tuolumne County Wildlife Maps and Wildlife Handbook, as well as other  
24 available references, will be consulted for information on sensitive  
25 wildlife resources.
- 26
- 27 33 Before approving any development proposal, the County will determine  
28 whether the project is likely to have negative impacts on any state or  
29 federally listed threatened or endangered animal species, and if so, will  
30 consult fully with the California Department of Fish and Game and the  
31 U.S. Fish and Wildlife Service.
- 32
- 33 34 The County will minimize the impacts of development on important wildlife  
34 habitats that are limited in acreage on private lands in the County.  
35 Such habitats include riparian woodlands, wet meadows, vernal pools,  
36 other wetlands, perennial and intermittent streams, lakes and ponds,  
37 aspen groves, valley oak woodlands, and old-growth coniferous forests.

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35 The County recognizes that activities such as timber harvest, fuelwood cutting, and range improvement, which do not require special permits from the County, do have impacts on important wildlife habitats that are rapidly being diminished in the region, including mature oak woodlands and coniferous forests. The County will encourage and investigate feasible measures to reduce the cumulative impacts of such activities on wildlife.

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36 The County will limit development in important deer concentration areas, particularly in critical winter range. Projects in major migration corridors will be required to minimize barriers and hazards to migrating deer.

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37 To the extent possible, the County will require project designs to: (a) protect important habitat features that are difficult or impossible to replace, such as springs and seeps, large trees, hardwoods (in coniferous forest habitats), and relatively undisturbed caves, and (b) protect or replace valuable habitat features such as snags, downed logs, manmade water sources, and other features for which replacement is feasible.

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38 If the County decides to approve a project despite unavoidable significant impact on wildlife, it will require the developer to provide appropriate mitigation. Mitigation will be in the form of habitat improvements or protection, located as close to the impact site as possible, or in an area where it would be most advantageous to wildlife.

Figure 1

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS  
Tuolumne County, California

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L <sub>dn</sub> OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL - MULTI. FAMILY						
TRANSIENT LODGING - MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						
AUDITORIUMS CONCERT HALLS						
AMPHITHEATRES						

### INTERPRETATION



#### NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Indoor and outdoor will be pleasant.



#### CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy, but tolerable.



#### NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.



#### CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be useable.

Figure 1 (continued)

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

Over the years, many studies have been performed to determine how much noise is acceptable for different land uses. This figure shows, for various land uses, the noise level (Ldn or CNEL)<sup>1/</sup> below which the land use would be considered compatible with the exterior noise environments with no special noise insulation requirements. This figure also shows the noise level above which the land use would be considered unacceptable due to the difficulty of providing the required noise reduction, either exterior or interior. It indicates that there is often a large range of exterior noise levels for which a land use could be made compatible if the necessary noise reduction features are included in the design of the project. The land use compatibility figure used in conjunction with the noise exposure contour maps will therefore provide additional input into the decision-making process. Proposals to rezone parcels, for example, can be quickly evaluated for any potential conflicts with the existing noise environment.

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1/

Definitions of the various terms in Tuolumne County's noise policies and implementation measures are provided below:

Decibel (dB). The decibel is the most commonly used unit to express sound level relative to a reference sound pressure of 20 microneutrons per square meter (the threshold of human hearing). Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 3 decibels represents a doubling of acoustic energy. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

A-Weighted Sound Level (dBA). An A-weighted sound level, or dBA, is a sound level to which the A-weighted scale has been applied. The A-weighted scale approximates the frequency response of the human ear by weighting the frequency range of 1000 to 6000 Hertz more heavily than other frequencies. (Unweighted sound levels are expressed in the unit, dB). It is possible to measure A-weighted sound levels by use of an instrument with an "A" filter.



1 Community Noise Equivalent Level (CNEL). The CNEL represents the  
2 average noise level over a 24-hour period with weighting factors applied  
3 to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and nighttime  
4 (10:p.m. to 7:00 a.m.) hours. A weighting of 5 dB is applied to evening  
5 noise, while a weighting of 10 dB is applied to nighttime noise. The  
6 purpose of these weighting factors is to account for the lower tolerance  
7 of people to noise during evening and nighttime periods.

8 Day-Night Average Sound Level (Ldn). The Ldn represents the average  
9 noise levels over a 24-hour period (based on average energy content of  
10 the sound) with a 10 dB weighting applied to nighttime noise. (The  
11 methodology for computing Ldn is identical to that for CNEL except that  
12 the evening weighting factor is deleted in the computation of Ldn; Ldn  
13 and CNEL generally agree within 1 dB).

## 14 **GENERAL PLAN MAPS**

15 The policies expressed in this chapter provide the general framework for  
16 designating rural (low intensity) land uses on the General Plan maps. Areas  
17 proposed for urban development are essentially devoid of critical resources or  
18 severe environmental hazards and meet the criteria established in Chapter II.

19 Timber Preserve Zones, lands under Williamson Act Agricultural Contract and  
20 Agricultural Preserves located outside of priority areas on the Data Base Maps  
21 are respectively designated as either "Timber Resources" or "Agriculture and  
22 Rangeland." The minimum lot size in an Agriculture and Rangeland Resource  
23 area is 37 acres and the minimum lot size in a Timber Resource area is 160  
24 acres.

## 25 **IMPLEMENTATION**

### 26 **CONSERVATION AND RESOURCE PRESERVATION**

- 27
- 28 A Modify the County's existing Zoning Ordinance (695) to achieve consis-  
29 tency with the General Plan. This will require additions to or the  
30 revision of some of the districts in Ordinance 695 to reflect adequately  
31 the intention of the General Plan's Open Space, Agricultural Resource,  
32 and Timber Resource map designations and policies.
- 33  
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1 The County of Tuolumne will encourage land use in the public and  
2 private sector which will maximize the efficiency of energy use  
3 and which facilitates the use of renewable energy resources in  
4 order to reduce dependence on imported and non-renewable energy  
5 supplies.

6 B Permit agricultural and recreational uses in open-space  
7 flood and active fault areas if it can be demonstrated that  
8 additional flooding, drainage or hazards will not result.

9 C Designate each area shown as "Natural Resources" on the  
10 Geotechnical Interpretive maps as a resource overlay zoning  
11 district. Designate the Southern Half of the Bald Mountain/  
12 Browns Flat Gold Mining District as shown in Division of  
13 Mines and Geology Report 86-12 SAC as an MRZ-2b overlay zone  
14 on the Zoning Maps. Require development proposals in these  
15 districts to evaluate the quantity and quality of the  
16 potential rock and mineral resource (s). If the resource is  
17 determined to be valuable, require the development to be  
18 designed in a manner which does not preclude the future  
19 utilization of the resource.

#### 20 PUBLIC SAFETY AND SEISMIC SAFETY

21 D Include the potential for damage and destruction due to  
22 earthquakes, dam failure and sever flooding in contingency  
23 plans for major disasters and emergencies.

24 E Periodically update the Geologic and Geotechnical  
25 Interpretive Maps to reflect new geologic and seismologic  
26 information. This should be undertaken by a geologist or  
27 engineering geologist appointed and funded by the County of  
28 Tuolumne Planning Department.

29 F Increase public awareness of geoseismic hazards, their  
30 location, and their severity. This can be accomplished by  
31 making the Geologic and Geotechnical Interpretive Maps  
32 readily available to the public. Copies of the maps will be  
33 placed in the Tuolumne County Clerk's Office, the County  
34 Planning Department Office and the public library.

35 G Establish a Tuolumne County Data Bank to centralize all  
36 geotechnical information. Geotechnical data gathered in the  
37 preparation of the Seismic Safety Element of the General  
Plan will serve as the basis for a County data bank. The  
data generated by the required geologic, seismic

1 and geotechnical studies in the various hazard zones will supplement the basic  
2 information. The data bank will serve as a convenient way to eliminate  
3 duplication of studies, facilitate future studies, and provide information to  
4 be used in updating the Geologic and Geotechnical Interpretive Maps. All of  
5 this information will be filed in the County Planning Department which will be  
6 responsible for maintaining and updating the Data Bank.

7  
8 H Create a geologic and engineering review board to establish criteria,  
9 standards, and guidelines for the content of the required reports. To  
10 expedite the review procedure, the board may wish to develop a checklist  
11 of geologic hazards and requirements. Required reports should be kept on  
12 file by the County of Tuolumne, and may be used in the process of  
13 updating the Geologic and Geotechnical Interpretive Maps.

14  
15 I Insure that the geologic, seismic, and geotechnical engineering reports  
16 required for proposed developments are reviewed by a technically quali-  
17 fied consultant under contract to the County of Tuolumne on a fee  
18 schedule (paid to the County by the developers).

19  
20 Fault Rupture and Seismic Ground Response

21  
22 J Establish and adopt requirements and procedures in zoning, subdivision,  
23 and site development regulations and building criteria for the Potential  
24 Fault Rupture and Seismic Ground Response Zones.

25 a. Establish and adopt requirements for structures proposed for human  
26 occupancy within the Potential Fault Rupture Zones.

27  
28 b. Prior to approval of proposed critical-use and high occupancy  
29 facilities, insure that the plans demonstrate that the proposed  
30 building can withstand, without collapse, the probable ground  
31 acceleration generated by the design earthquake.

32  
33 c. Instigate a special building inspection program for critical-use  
34 and high occupancy buildings to evaluate existing structures in  
35  
36  
37

1 the Fault Rupture Zones for safety under probable earthquake  
2 accelerations.

- 3  
4 d. Develop a hazardous structures mitigation program and enforcement  
5 regulations for critical-use and high occupancy buildings.  
6

7 Slope Instability  
8

- 9 **K** Require detailed engineering studies in unstable slope areas delineated  
10 on the Geotechnical Interpretive Maps, prior to development approval.  
11 Also, require detailed engineering investigations prior to development in  
12 areas where unstable slopes have been identified even if they are not  
13 shown on the Geotechnical Interpretive Maps.  
14  
15 **L** Develop and apply grading criteria to development on any slope, whether  
16 or not it is shown as potentially unstable on the geotechnical maps.  
17

18 Erosion  
19

- 20 **M** Prepare, adopt, and enforce a grading ordinance designed to protect soil  
21 stability and natural topography and to prevent soil erosion and creation  
22 of unstable slopes.  
23

24 Flooding  
25

- 26 **N** Zone areas subject to flooding, as delineated on the General Plan and  
27 Geotechnical Interpretive Maps, for open space use.  
28

29 Water Quality in Limestone Areas  
30

- 31 **O** Require a groundwater investigation and report to evaluate the effects of  
32 proposed development on the water quality in limestone areas. Monitor  
33 groundwater in limestone areas where investigations show that degradation  
34 of water quality may occur.  
35  
36  
37



1 High Ground Water, Impervious Soils and Steep Slopes

2  
3 P Work with Tuolumne County Health Department in establishing standards for  
4 septic systems based on specific site characteristics.

5  
6 Q Continually update the Septic System Hazard maps to ensure their use-  
7 fulness in the county's planning process.

8  
9 Fire

10  
11 R Routinely update the County of Tuolumne's overlay maps showing the areas  
12 served by public water systems; only approve urban development in areas  
13 provided with an adequate "fire-flow."

14  
15 S Adopt the following documents, including revisions thereto, as a basis  
16 for determining the significance of fire hazards when reviewing  
17 development applications:

18 TUOLUMNE COUNTY FIRE PROTECTION MASTER PLAN

19 "FIRE HAZARD SEVERITY CLASSIFICATION SYSTEM FOR CALIFORNIA'S WILDLANDS"  
20 (CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION, 1973)

21  
22 T Utilize the above listed documents as guidelines in formulating County  
23 standards and ordinances for fire protection measures.

24  
25 U Utilize the above listed documents and "Fire Safe Guides For Residential  
26 Development In California" (CDF, 1980, as amended), and revisions  
27 thereto, as guidelines when reviewing the fire safety features of  
28 development projects.

29 NOISE

30  
31 V Consider noise emission factors when purchasing county vehicles, con-  
32 struction equipment, etc. This consideration should be balanced with the  
33 required performance and cost.

- 1 W Apply the environmental review process to evaluate potential noise  
2 impacts of any development proposal. The noise exposure contour maps  
3 prepared as part of the General Plan Data Base will be of value to all  
4 people who prepare EIRs or are involved in the environmental impact  
5 review process. These contour maps should be used in conjunction with  
6 the land use compatibility chart (Figure 1) during the initial study  
7 phase to identify the potential noise impacts associated with a project.
- 8 X Use the land use compatibility chart (Figure 1) to evaluate the compati-  
9 bility of proposed developments with the existing or expected noise  
10 environment.
- 11  
12 Y Direct the County Sheriff's Department to enforce the provisions of the  
13 California Motor Vehicle Code and the Harbors and Navigation Code  
14 pertaining to vehicle noise emission (See Appendix D).
- 15  
16 Z Direct the County Planning Department and Building Inspector to actively  
17 enforce the State Noise Insulation standards contained in Title 25 of the  
18 California Administrative Code (See Appendix D).
- 19  
20 AA The California Noise Insulation Standards (Title 25 of the California  
21 Government Code) for multi-family dwellings require an acoustical report  
22 for dwellings proposed in areas where noise levels exceed 60 dBA (Ldn).  
23 The purpose of the acoustical report is to demonstrate the manner by  
24 which the development will meet the standards for interior noise levels.  
25 The 60 dBA (Ldn) noise contour for the year 2000 on the noise exposure  
26 contour maps should be used to determine where a noise measurement will  
27 be required to determine compliance with the standards. In those cases  
28 where the development would be located in an area where the noise levels  
29 exceed 60 dBA (Ldn), on-site noise measurement should be required because  
30 local conditions on-site may result in somewhat different noise levels  
31 than the contours indicate. If the noise measurement shows that the  
32 on-site noise level exceeds 60 dBA (Ldn) then the acoustical report would  
33 be required. Developments located outside the 60 dBA (Ldn) contour would  
34 not require measurement to be taken as in general the noise contours  
35 slightly overestimate the noise level.
- 36  
37

## WILDLIFE

### Sources of Information

- BB To ensure properly informed decisions in implementing the wildlife policies, the County will utilize the Tuolumne County Wildlife Inventory Maps and Planning Handbook, which will be revised and updated at appropriate intervals. Between revisions, the County will maintain files of new wildlife information that becomes available. County staff will also refer to recent California Natural Diversity Data Base maps and other materials that are pertinent to decisions regarding wildlife.
- CC The County will consult with the California Department of Fish and Game and, when appropriate, the U.S. Fish and Wildlife Service, regarding impacts on wildlife.
- DD County staff will selectively monitor the success and failure of the implementation measures recommended below, including various types of mitigation, and will use this information in refining future efforts.
- EE The County will initiate cumulative impact assessments for selected wildlife resources if it appears that the combined effects of multiple projects may be significant.

### Large-Scale Planning Measures

- FF The most effective means of protecting wildlife resources and avoiding or minimizing impacts are those instituted at a County-wide planning level. The County will implement the following measures:
1. Use General Plan amendments and zoning ordinances to retail the more important wildlife areas in large parcels, limit the intensity of development, and provide for a continuity of quality wildlife habitat.
  2. Establish a Wildlife Technical Advisory Committee of knowledgeable citizens to advise the County on wildlife planning and mitigation measures, and to seek funding for wildlife protection.

3. In coordination with the California Department of Fish and Game, provide information and educational programs to landowners on how to improve wildlife habitat on their property.
4. Coordinate with BLM and the Forest Service to provide better protection for deer and other wildlife that move between their properties and land under County jurisdiction.
5. Enhance wildlife habitat on lands that are owned or managed by the County, e.g., by landscaping with native plants, preserving old trees and snags, and restoring natural habitats.
6. When funding is available, acquire important wildlife areas on a willing seller basis. This can include outright purchase, land donations, trades, purchase of easements, and related options. After acquisition, these habitats shall be maintained and improved by the County or turned over to another appropriate entity for management.
7. Cooperate with land trusts and other private organizations that are attempting to acquire, protect, and improve important wildlife areas.
8. When funding is available, conduct early environmental assessments of special planning areas within the County, to incorporate wildlife protections early in the planning process.
9. If possible, employ a planning staff member (or retain a private consultant) with special expertise on wildlife biology to handle wildlife issues.
10. In coordination with the County Assessor's Office, seek reductions of property taxes for areas preserved for wildlife.



Mitigation Measures for Individual Projects

- GG In devising appropriate mitigation measures for individual projects, County planners will follow a systematic process using the Tuolumne County Wildlife Maps and Wildlife Handbook. These tools are intended to facilitate a consistent, fair, and cost-effective approach to wildlife mitigation that provides the greatest protection for the most sensitive resources.
- HH Grading can have severe impacts on wildlife. Thus, wildlife impacts shall be assessed, and appropriate mitigation agreed upon, before the County approves grading permits, tentative land division maps, or other discretionary permits involving grading.
- II Mitigation shall address indirect as well as direct impacts of development. For example, mitigation for a zoning change shall be related to the maximum amount of permitted development, not just the current proposal, unless limited by a development agreement. In addition, development of growth-inducing features such as roads and water systems shall address the effects of such growth on wildlife resources.
- JJ The preferred approach for mitigation shall be to avoid or minimize impacts by appropriate project design or, in the case of temporary impacts, to restore the affected environment. If such measures are not feasible or sufficient, other mitigation will be required.
- KK If feasible, mitigation shall involve creating, protecting, or improving habitats as similar as possible to those being disturbed by the project. This replacement habitat shall be located adjacent to the project site or where most advantageous to wildlife of the County.
- LL Where a common habitat type located on a proposed development site is determined to be a Third Priority Wildlife Area (see Wildlife Handbook, Appendix B), open space zoning shall be used to conserve 20% of the site or the entire habitat area, whichever is less. This percentage may be reduced if habitat quality is substantially improved by other mitigation measures on the site and/or by an equal amount of TARGET USE AREAS or HABITATS that must already be preserved on-site.

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**MM** When creating or restoring wildlife habitats, the goal shall normally be to mimic the natural, undisturbed condition of each habitat type, using plants native to the local area.

**NN** To protect fish and other aquatic animals, the County will cooperate with the Department of Fish and Game (DFG) to obtain adequate habitat protection in connection with Stream or Lake Alteration Agreements and instream flow agreements when required for developments. Other protections will include erosion control measures and riparian setbacks.

Implementation of Mitigation Measures

**OO** To ensure that mitigation measures for a project are actually implemented, they shall be incorporated into development agreements, use permits, permanent easements, or other enforceable documents. The County shall require performance bonds or other security or shall impose fines or other penalties for violations or mitigation agreements.

**PP** Mitigation measures designed to protect or enhance wildlife habitat shall be described in a "wildlife habitat management plan," which shall describe the purpose, methods, and rationale of the measures in sufficient detail to permit a qualified biologist to judge their likelihood of success.

**QQ** Post-project monitoring by the County is essential for ensuring successful implementation of mitigation measures, especially revegetation plans and other measures that require extensive time to implement. The project sponsor shall be held responsible for costs of monitoring the success of such mitigation measures and remedying any deficiencies.

**RR** Under certain circumstances, TPZ (Timberland Preserve) zoning may substitute for O (Open Space) zoning and other wildlife mitigation measures, provided a Timber Management Plan is recorded as a deed restriction and said Timber Management Plan details appropriate wildlife mitigation measures or a Conditional Use Permit is issued by the County. The Timber Management Plan shall be developed in cooperation with the California Department of Forestry and Department of Fish and Game.

#### IV. RESIDENTIAL ENVIRONMENT

The California Government Code (Section 65302[c]) requires all localities to include in their general plans a housing element which:

- o Consists of "standards and plans for the improvement of housing and for the provision of adequate sites for housing," and
- o "makes adequate provision for the housing needs of all economic segments of the community."

In support of the State goal of a decent home in a suitable living environment for all, the State has defined three policy objectives to be served by all housing elements:

- o The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, level of income, or other arbitrary factors.
- o The provision of an adequate supply and choice of housing opportunities by location, type, price and tenure.
- o The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

To this end, the State guidelines require the housing element both to establish a reasonable set of housing goals, policies, and priorities aimed at alleviating the unmet housing need in the county; and, to define an implementation program which will be used following General Plan adoption, as the basis for preparing a detailed action program specifically stating the actions which the County of Tuolumne will undertake to carry out its adopted goals and policies.

The reader is referred to Appendix K: Housing and Residential Development, for an extensive and thorough analysis of housing in Tuolumne County.

## POLICIES

### DECENT HOUSING IN A SATISFYING ENVIRONMENT

- 1 The County of Tuolumne will not permit housing developments to be built on land which is environmentally unsound to support such development unless it can be clearly shown through the application of existing ordinance, such as the grading ordinance and septic system ordinance, that the proposed development will not result in significant adverse effects. This includes such environmentally hazardous areas as active faults, floodways, slide areas or land subject to major liquifaction.
- 2 The design and siting of new residential development will be required to meet specific standards to ensure compatibility with adjacent land uses.
- 3 The County of Tuolumne will regulate new residential development so as to foster a variety of housing types, densities and costs, including low and moderate income units, while preserving the character of individual communities and promoting the non-concentration and dispersal of assisted and low income housing.
- 4 The integrity and stability of residential areas and neighborhoods will be protected through the strict regulation of inappropriate activities such as home occupations and obtrusive commercial facilities.
- 5 The conservation and rehabilitation of the older housing stock in the county will be encouraged through a balanced program of code enforcement and complementary programs designed to assist property improvements by county residents. The County of Tuolumne will ensure that its code enforcement programs do not impose disproportionate hardships on the County's low income families, the elderly and handicapped.



6 The County of Tuolumne will cooperate with the Bureau of Indian Affairs  
1 and other appropriate agencies in encouraging the rehabilitation of  
2 housing units on the Tuolumne Indian Rancheria.  
3

4 7 The County of Tuolumne will attempt to obtain State and Federal Grants  
5 and loans for housing rehabilitation self help programs and rent  
6 supplements.  
7

#### 8 ADEQUATE SUPPLY AND CHOICE OF HOUSING 9

10 8 The County of Tuolumne will use zoning in ways which ensures that persons  
11 are not excluded on the basis of economic, ethnic, age, sex or disability  
12 characteristics. Zoning will be used to encourage variety and to assure  
13 the provision of adequate sites to accommodate households of all types,  
14 characteristics, and income levels.  
15

16 9 Lower income units will be distributed throughout the county rather than  
17 concentrated in a specific area.  
18

19 10 In order to increase the number of low and moderate income housing units,  
20 the County of Tuolumne will require, encourage or provide incentives to  
21 developers to include low and moderate income housing units in their  
22 development proposals.  
23

24 11 The County of Tuolumne will provide density bonuses to developers who  
25 include low and moderate income housing units in their development  
26 proposals in order to increase the supply of such units.  
27

28 12 The County of Tuolumne, recognizing the need for alternative styles and  
29 types of housing, will support the development of mobile home parks and  
30 condominium developments in suitable locations subject to appropriate  
31 review considerations.  
32

33 13 The County of Tuolumne's policies will reflect the necessity of  
34 maintaining an adequate stock of rental, as well as owner-occupied units  
35 within the community.  
36  
37

1 14 The County of Tuolumne will coordinate its efforts to meet its housing  
2 needs with those of the Central Sierra Planning Council and other  
3 government agencies and jurisdictions.  
4

5 **BALANCED RESIDENTIAL ENVIRONMENT**  
6

7 15 Higher density housing will be encouraged near community commercial  
8 facilities to encourage optimal use of the land.  
9

10 16 The County of Tuolumne will actively encourage Development Agreements<sup>1/</sup>  
11 as a means of achieving innovative and varied approaches to meeting  
12 housing needs.  
13

14 17 Urban residential development, defined as development on lots of less  
15 than 2 gross acres, will only be permitted in areas which are capable of  
16 being serviced with urban services, are in relatively low hazard areas,  
17 and which comply with the latest California Environmental Quality Act  
18 Guidelines.  
19

20 **GENERAL PLAN MAPS**  
21

22 The General Plan maps, through the use of the decision system in Appendix A,  
23 distribute residential uses within Tuolumne County according to the following  
24 five density categories.  
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31  
32 1/ In Development Agreements, variations in the fixed requirements of zoning  
33 districts (such as setback, yard area, building relationships, and open  
34 space requirements) are permitted in order to increase the amenities  
35 provided by the development.  
36  
37

- o High Density Urban Residential (up to a maximum average density of 15 dwelling units per acre with a minimum lot size of 12,500 square feet).<sup>1/</sup> Designed to allow high density apartments and condominiums with close proximity and walking distance of urban commercial centers.
- o Low Density Urban Residential (up to a maximum average density of 6 dwelling units per acre). This category is designed to accommodate urban residential development which at lower densities (maximum 3 units/acre) may have only public water; and at high densities (maximum 6 units/ acre) must have both public water and sewer service.
- o Estate Residential (minimum lot size, 2 gross <sup>2/</sup> acres). Designated in the areas immediately surrounding urban centers. Characterized by widely separated housing units lacking public water and sewer hook-ups.
- o Rural Residential (minimum lot sizes, 5 gross acres). Designated in the outlying, less densely settled areas. Characterized primarily by both part- and full-time agricultural pursuits.
- o Large Lot Residential (minimum lot size, 37 gross acres). Intended to preserve agricultural production as long as possible while reserving those few areas of good soil which have continued potential for productive purposes. Usually more remote from towns and villages than rural residential areas. May contain environmentally constrained areas not suitable for high density development.

These categories were designed not only to be supportive of the proposed housing policies but also to be consistent with the policies contained in the

- 
- 1/ This is equivalent to a site area requirement of 2,904 square feet per unit.
  - 2/ Gross acres refers to total land area including utility easements, but excluding road rights-of-way.

previous two chapters. Therefore, an array of environmental factors and locational attributes were used in the decision system to determine the most appropriate general plan designation in each geographic area. For example, in order to receive an "urban" general plan designation, the area must have (or be capable of having) the following characteristics: public water, adequate fire protection, adequate police protection and a complete array of paved roads. Conversely, to receive an "urban" general plan designation, it cannot be characterized by any of the following: A-E zoning, TPZ, Williamson Act Contract, Agricultural Preserve (with consistent zoning and land use), be in a high fire hazard zone, classified as having high rangeland or commercial timber potential, nor be completely surrounded by National Forest Land.

## IMPLEMENTATION

### DECENT HOUSING IN A SATISFYING ENVIRONMENT

- A Use the land use compatibility chart (Figure 1) in conjunction with the County of Tuolumne's noise contour maps to evaluate the compatibility of proposed residential developments with the existing or expected noise environment. The use of the chart with the maps will be done primarily by the Planning Department in preparation of staff reports to the Planning Commission and/or Board of Supervisors. The time frame for implementation of this program is continuous.
- B Institute a comprehensive housing code enforcement program 1/ which is responsive to the different housing conditions and repair requirements in the County's various neighborhoods, and which equitably distributes the cost of housing improvements according to the resident's ability to pay. The program will be implemented by the Building Department. Components of the program should include:

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1/ Building codes set standards for new construction and rehabilitation while housing codes establish minimum standards for health and safety for all residential units and provide a legal basis for Counties to insist that structural and environmental deterioration violations be corrected.



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- o Interior and exterior inspections - These establish a priority schedule for residential inspections with initial priority given to neighborhoods which contain a higher percentage of housing units in need of repair than those in other parts of the County. Focus the program on the correction of violations which cause imminent danger to occupants. Do not require homeowners to bring their structures up to new construction standards unless hazardous conditions are involved. The time frame for implementation of this program is short-term.
  - o Financial and Technical Support - These programs for rehabilitation consist of referring qualified homeowners to conventional lenders, (short-term) and establishing a revolving fund for purposes of making residential rehabilitation loans to local homeowners and landlords (long-term).
  - o Program of Supportive Services - These include such programs as the following:
    - Sponsorship of home maintenance and weatherization programs for owners and tenants (short-term);
    - Solicitation of assistance from local lending institutions in providing rehabilitation finance counseling (short-term);
    - Architectural and engineering services to owners of deficient housing, cost estimates for repairs, referring contractors, obtaining rehabilitation bids and certifying work (long-term);
    - Development of a Tool Bank in which owners and tenants can borrow tools to perform their home repair tasks (long-term).
  - C Housing Authority considerations will be made within the scope of departmental reorganizations being studied by the County Administrative Officer, and the Board of Supervisors. The timing for implementation of this program is long-term.

1 D Continue to work closely with the Central Sierra Planning Council to take  
2 advantage of the various Federal and State programs and other housing  
3 opportunities. Some of the responsibilities of provision of housing  
4 opportunities will be delegated to the Housing Authority when, and if,  
5 established. This program exists on a continuous basis in that services  
6 are being provided, and will continue for at least the short-term.

#### 7 ADEQUATE SUPPLY AND CHOICE OF HOUSING

8 E Amend the County of Tuolumne's Zoning maps and the residential zoning  
9 district regulations to achieve consistency with the General Plan map and  
10 residential land use classifications.

11 F Use one or both of the techniques listed below to require or provide  
12 incentives for the inclusion of dwelling units suitable for sale or rent  
13 to low or moderate income families, in new residential subdivisions.

14 o Development Density Incentives - These can provide for an increase  
15 in the maximum allowable density in the respective zoning district.  
16 Allowances are granted to developers who include a specific per-  
17 centage (say 25%) of low and moderate income units in their  
18 development. Before an increase in permissible density can be  
19 granted, an evaluation of the degree of neighborhood impact, the  
20 adequacy of urban services and facilities, and the degree of con-  
21 formity with all applicable design and amenity standards will be  
22 undertaken.

23 o Inclusionary Ordinance - This type of ordinance would require that a  
24 specific percentage of units within a new residential development be  
25 made available to low and moderate income purchasers or tenants. It  
26 may be necessary to limit application of this exercise of power to  
27 larger development proposals (e.g., more than 15 units), to avoid  
28 challenges on the basis of "taking" without just compensation.  
29 Likewise, a mechanism (such as a resale agreement) must be developed  
30 concurrently to ensure that the designated units will be occupied by  
31 low and moderate income families, both at and subsequent to initial  
32 occupancy.

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- G** Coordinate the County of Tuolumne's efforts to meet the housing needs of students at Columbia College with school officials.

**BALANCED RESIDENTIAL ENVIRONMENT**

- H** Continuously update the general plan mapped data base to reflect General Plan Amendments, rezonings, and changes in the extent of public water and sewer service areas.





## V. ECONOMIC ENVIRONMENT

Throughout most of its history, the economy of Tuolumne County has been dominated by the lumber and mining industries, with agriculture also playing a role. In the last 20 years, mining has declined to a relatively low level, and agriculture has suffered from the lack of low-cost water, escalating land development pressures, as well as the inherent limitations presented by the generally low productivity of local soils. Lumbering and the manufacturing of wood products continue to play a significant role but do not dominate the economy. Tourism, construction and the recreation industries have become the major forces in the county's base economy. Service activities (retailing, finance, etc.) have also become more significant as the local economy and population has grown and created more demand and support. The growth of the recreation industry, including recreational land development, has created a demand for more public services and more construction, therefore, employment in both the government sector and construction trades has been stimulated. Although the major employment sectors of the county's economy have been expanding, Tuolumne County is plagued by a high unemployment rate. This is due, in part, to the seasonal nature of employment in the lumbering, construction and agriculture industries, as well as in the recreational use patterns in the county.

This chapter contains policies which should be used to guide decisions regarding commercial and industrial development. These policies are intended to be applied to provide more year-around job opportunities in Tuolumne County to off-set the seasonal drop in employment which the county currently experiences.

1 POLICIES

2  
3 INDUSTRIAL

- 4  
5  
6 1 Every effort will be made to guide and regulate the development of  
7 Tuolumne County so as to encourage opportunities for new employment,  
8 while enhancing the attractiveness of the county to industry, insti-  
9 tutions, tourism and new residential development.  
10  
11 2 A balance between commercial, industrial, and residential land uses  
12 should be achieved in each community in the county so as to minimize the  
13 travel distance required for shopping trips and the journey to work.  
14  
15 3 Industrial development will be required to meet performance standards  
16 based on factors of noise, odor, traffic and air pollution in order to  
17 minimize its impacts on established or proposed residential areas.  
18  
19 4 New industrial development will be encouraged in specifically defined  
20 geographic areas having appropriate locational and environmental  
21 characteristics. These characteristics will include:  
22  
23 o Year-around access for truck and trailer combinations via a  
24 collector road.  
25  
26 o Location within a seven minute response radius of a year-around fire  
27 station or equivalent fire protection provided by the developer.  
28  
29 o Location outside areas of high fire hazard.  
30  
31 o Location outside areas where industrial development would create  
32 adverse noise and traffic impacts on nearby non-industrial  
33 development.  
34  
35 o Capability of being served by public water and public sewer systems,  
36 or capability of functioning on private systems without any adverse  
37 public health impact.

Proximity to rail routes or air transportation will be considered a desirable locational attribute for industrial development.

5 The County of Tuolumne will attempt to induce new activities to locate in the county which utilize the output of existing lumber and natural resource processors.

6 The economically important forest resources 1/ in Tuolumne County such as TPZ and Williamson Act Contract Lands will be protected against unnecessary development.

7 Economically important rangeland 2/ in Tuolumne County will be protected against premature subdivision and development.

8 Tuolumne County contains economically important deposits of sand and gravel, stone, limestone, gold and other minerals. Development will be planned so that their future utilization is not precluded.

9 The County of Tuolumne will encourage efforts to provide employment training programs and skills upgrading courses to residents.

#### COMMERCIAL

10 New commercial development will be served by public water and public sewer systems. In situations where public sewer will not exist in the foreseeable future, certain commercial uses may be permitted subject to a Conditional Use Permit and approval of the Tuolumne County Health Officer. Self contained commercial developments may be permitted outside of existing water districts, P. U. C.'s, mutuals and service districts upon proof of water availability and completion of an approved water system in lieu of "public water".

---

1/ Economically important forest resources are defined as lands with Arvanitis timber site index of 4, 5, 6, or 7.

2/ Economically important rangelands are defined as areas with "high" or "very high" rangeland production values as shown on the U.S.D.A./C.D.F. cooperative Soil Vegetation Survey Maps.

- 1 11 The County of Tuolumne will promote (e.g., by zoning mechanisms, specific  
2 plans, etc.) the development of specialized clusters of related  
3 commercial uses in contrast to one undifferentiated pattern of mixed  
4 commercial strip uses.
- 5 12 Commercial development will not extend in a continuous fashion east of  
6 Standard Road. New commercial development will not be permitted between  
7 Standard Road and Via Este along Highway 108.
- 8  
9 13 Signs will be strictly regulated in terms of size and appearance in  
10 commercial and industrial portions of the county in order to improve the  
11 visual attractiveness and appeal of the county to new business, and to  
12 protect and enhance its visitor-serving and recreational activities.
- 13  
14 14 Tourist and visitor-serving commercial uses will reflect a high quality  
15 of design and will be adequately screened from adjacent uses. Access to  
16 these uses will be controlled to minimize circulation conflicts.
- 17  
18

19 **GENERAL PLAN MAPS**

20

21 **INDUSTRIAL**

22

23 The approximate location of areas which appear suitable for future industrial  
24 development are shown on the General Plan maps as "Industrially Designated  
25 Areas." Before industrial development proposals are approved in these areas,  
26 it must be demonstrated that the proposed development meets the criteria  
27 outlined in Policy 4.

28

29 The Industrially Designated Areas (IDA) are divided into the two categories  
30 discussed below based on the scale and nature of industrial operations which  
31 would be appropriate in each.

32

- 33 o Light - contain uses which demonstrate by the quality of their devel-  
34 opment and the nature of their operations that they can locate in
- 35  
36  
37



1 close proximity to residential and commercial uses with a minimum of  
2 nuisance or environmental conflict. Strict buffering and design stan-  
3 dards would be adhered to by industries located in these areas.  
4

- 5 o Heavy - due to the nature of their operation, uses in this category are  
6 typically poor neighbors in residential areas. Their operations may be  
7 noisier than those of uses in the light IDAs. The uses in this category  
8 usually require large parcels of land with access suitable for use by  
9 heavy truck and trailer rigs.  
10

11  
12 **COMMERCIAL**  
13

14 The categories of commercial land use designated on the General Plan maps are  
15 intended to achieve differentiation between commercial uses and activities  
16 according to scale, character and market area. The three commercial land use  
17 designations used on the General Plan maps are discussed below:  
18

- 19 o Neighborhood General Commercial - small-scale operations providing a  
20 broad range of convenience and comparison goods and services. Generally  
21 fewer clients and automobiles per establishment than would be expected in  
22 a shopping center general commercial area because the market area served  
23 is smaller.  
24
- 25 o Shopping Center General Commercial - large-scale retail operations  
26 providing a broad range of convenience and comparison goods and ser-  
27 vices. Establishments in this category have a larger market area and  
28 greater volume of customers than establishments in the neighborhood  
29 general commercial category. For example, a furniture store, department  
30 store, or supermarket would be typical of establishments in this cate-  
31 gory. Each of these generate a considerable amount of traffic and serve  
32 a large volume of customers. They require large parcels with extensive  
33 parking lots.  
34
- 35 o Visitor-Serving - these uses cater to the traveler passing through  
36 Tuolumne County. Examples of establishments which attract tourists  
37 include motels, restaurants and gas stations.

1 IMPLEMENTATION

2  
3 INDUSTRIAL

4  
5 A Address the deficiency which exists in Tuolumne County respecting the  
6 lack of high-quality industrial areas. To attract new industrial de-  
7 velopment to the county while, at the same time, maintaining the county's  
8 visual attractiveness and amenities, undertake the following steps:

9  
10 o Strictly define the scale and character of operations in both the  
11 Light and Heavy Industrially Designated Areas.

12  
13 o Develop performance standards which will guide new industry to  
14 appropriate sites based upon the level of physical and environment  
15 impacts the new industrial operations will impose on the surrounding  
16 areas. In most cases, the required environmental document would  
17 contain all the information necessary to apply the performance  
18 standards.

19  
20 o Encourage planned unit development in all industrially desig  
21 nated areas.

22  
23 B Attempt to induce vertical integration of existing lumber processors, or  
24 the location in the county of new firms using the output of existing  
25 processors.

26  
27 C Work with the School Districts and Columbia Community College in  
28 developing training programs to equip the county's unskilled residents  
29 with marketable skills. This could also create an attractive labor force  
30 for prospective enterprises.

1 COMMERCIAL

2  
3  
4  
5 D Amend the existing Zoning Ordinance (695) to reflect the Commercial and  
6 Industrial use designations indicated on the General Plan map. Create  
7 zoning districts and formulate development standards to distinguish  
8 clearly between Neighborhood Commercial, Shopping Center Commercial,  
9 Visitor-Serving Commercial, Light Industrial, and Heavy Industrial  
10 activities.

11  
12 E Enforce the sign specifications in Ordinance 695. Bring non-conforming  
13 signs into conformance with the ordinance or require their removal.  
14  
15  
16  
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## VI. PUBLIC SERVICES AND FACILITIES

This chapter deals with the County of Tuolumne's commitment to provide adequate public services and facilities to its residents. Public services are defined to include police protection, fire protection, health care, recreation and education programs which the County provides, or for the provision of which the County gives support or encouragement. Public facilities are defined as physical structures and infrastructure, such as water, sanitary sewers, roads, and flood control/storm drainage improvements.

The provision of public facilities is important in general planning because they can play a major role in influencing the timing and location of development. Without these facilities, urban development in most cases could not occur. Conversely, extension of public facilities into an undeveloped area can create or stimulate pressures for development earlier than would otherwise occur. These demands can undermine and ultimately overwhelm any land use regulations which may have sought to preserve open space or to achieve a logical sequence of contiguous development. Consequently, public policies for service, facility, or utility extensions comprise an important tool which can be used either to promote urban sprawl or to control urban development and reduce the unnecessary economic, social, and environmental costs of sprawl.

In determining the nature of the provision for governmental services contained in the General Plan, primary attention should be directed to achieving efficiency, effectiveness, and fiscal feasibility.

### POLICIES

#### INFRASTRUCTURE

- 1 Rising costs of services will be controlled by the County of Tuolumne through regulating scattered development, thus promoting increased con-

1 centration of population, higher than average densities in urban areas, and  
2 greater utilization of the investment in existing service delivery systems.

3  
4 2 Urban development on lots of less than two gross acres will be required  
5 to be served by a public water system. Development on lots of one  
6 third acre or less must also be served by a public sewer system.

7  
8 3 Urban development on lots of less than two gross acres will be required  
9 to be served by a public sewerage system where geological conditions  
10 exist which prevent the proper functioning of a septic system.

11  
12 4 Priority for public water and sewerage system capacity will be given to  
13 existing development and uses rather than to new development.

14  
15 5 The County of Tuolumne will encourage the installation of public sewerage  
16 systems in existing communities which are experiencing repeated septic  
17 system failures.

18  
19 6 New residential development will be required to pay for its proportional  
20 share of the local costs of infrastructure improvements required to  
21 service such development.

## 22 **TRANSPORTATION CIRCULATION**

23  
24  
25 7 The street and highway network in the county will be classified according  
26 to the function they are intended to serve. The following four  
27 functional classifications will be used in Tuolumne County:

28  
29 o Arterial - serves statewide and interstate travel. Primarily  
30 federal and state highways.

31  
32 o Major Collector - serves intraregional travel. Average travel  
33 distances are shorter than on arterial routes.

34  
35 o Minor Collector - collects traffic from local roads and channels  
36  
37

1 it to major collectors or arterials. Serves to link locally impor-  
2 tant traffic generators.

- 3  
4 o Local Roads - provide access to immediately abutting land uses or  
5 rural areas. Provide service over relatively short distances com-  
6 pared to collectors and arterials.

7  
8 8 The County of Tuolumne will ensure that both its existing and proposed  
9 street configurations serve the ultimate functions they are intended to  
10 serve by protecting their alignments from encroachment.

11  
12 9 The County of Tuolumne will encourage the development of a balanced  
13 transportation system, including public transit as well as privately  
14 operated vehicles.

15  
16 10 The County of Tuolumne will promote the orderly development of airports  
17 and their area of influence in such a manner as to safeguard both the  
18 welfare of inhabitants in such areas and the interests of the general  
19 public and to assure safety of air navigation as well as to encourage the  
20 growth of air commerce.

21  
22 11 Scenic corridors along scenic routes in the county will be preserve.

23 **PARKS AND RECREATION**

24  
25 12 Parks and recreation facilities of varying size, function, and location  
26 will be provided to serve county residents.

27  
28 13 Developers of new residential subdivision of 100 units or greater will be  
29 required to dedicate land and/or pay fees in lieu of dedication for the  
30 acquisition and development of recreation facilities which directly serve  
31 the needs of the subdivision.

32  
33 **SCHOOLS**

34  
35 14 Developers of new residential subdivisions of 100 units or greater will  
36 be required to dedicate land and/or pay fees in lieu of dedication for  
37

1 the acquisition and development of school sites which directly serve the  
2 needs of the subdivision.

### 3 4 **GENERAL PLAN MAPS**

5  
6 The General Plan maps indicate the location of major existing and proposed  
7 circulation routes. Both arterials and major collectors are identified on the  
8 General Plan maps. Public facilities such as hospitals, County, State and  
9 Federal offices are also identified on the General Plan maps together with  
10 existing elementary schools, secondary schools, parks and recreational trails.

### 11 12 **IMPLEMENTATION**

#### 13 14 **INFRASTRUCTURE**

15  
16 **A** Encourage the consolidation of the multitude of water purveyors in the  
17 County in order to strengthen the economic feasibility of making improve-  
18 ments to the water systems and thereby meet current state-mandated water  
19 treatment standards.

20  
21 Discourage the proliferation of additional water purveyors in the county,  
22 particularly stemming from new development.

23  
24 **B** Support efforts by Tuolumne County Water District (TCWD) No. 2 to obtain  
25 Federal and State monies for public water system consolidation, improve-  
26 ment and expansion.

27  
28 **C** Encourage individual users of P G & E's ditch water to install shut-off  
29 valves in order to avoid their inadvertent wastage of ditch water.

30  
31 **D** Coordinate County and TCWD No. 2 actions in order to develop a  
32 county-wide sewer hookup policy whereby remaining interceptor capacity is  
33 allocated to defined areas in the county.

34  
35 **E** Support efforts by TCWD No. 2 to obtain Federal and State monies for  
36 public sewerage system improvement and expansion.



- 1 F Ensure that both the septic system hazard maps and a County Wastewater  
2 Ordinance are used as tools for identifying and mitigating natural  
3 hazards which adversely affect the operation of septic systems.  
4

5 **TRANSPORTATION/CIRCULATION**  
6

- 7 G Adopt the functional street and highway classification indicated on the  
8 General Plan maps.  
9  
10 H Ensure that rights-of-way for future streets are protected from encroach-  
11 ment by current development.  
12  
13 I The County of Tuolumne will refer all Site Development Permits, zone  
14 changes and land divisions (tentative parcel maps and tentative sub-  
15 division maps) within the ALUC Referral Areas of Columbia Airport and  
16 Pine Mountain Lake Airport to the ALUC prior to scheduling the matter for  
17 a hearing or prior to approval when no hearing is required.  
18  
19 J Designate as scenic routes those roads and highways listed in Appendix  
20 F. The appendix also indicates the scenic features and implementation  
21 recommendations associated with each scenic route.  
22

23 **PARKS AND RECREATION**  
24

- 25 K Whenever possible, acquire future park sites prior to the urbanization or  
26 development of an area in order to conserve park acquisition monies.  
27 These sites could be leased for agricultural or other uses until park  
28 development is required and programmed.  
29  
30 L Prepare a Five-Year Capital Improvement Program (CIP) listing the neces-  
31 sary improvements to the County of Tuolumne's public services and facil-  
32 ities for which funding will be provided.  
33

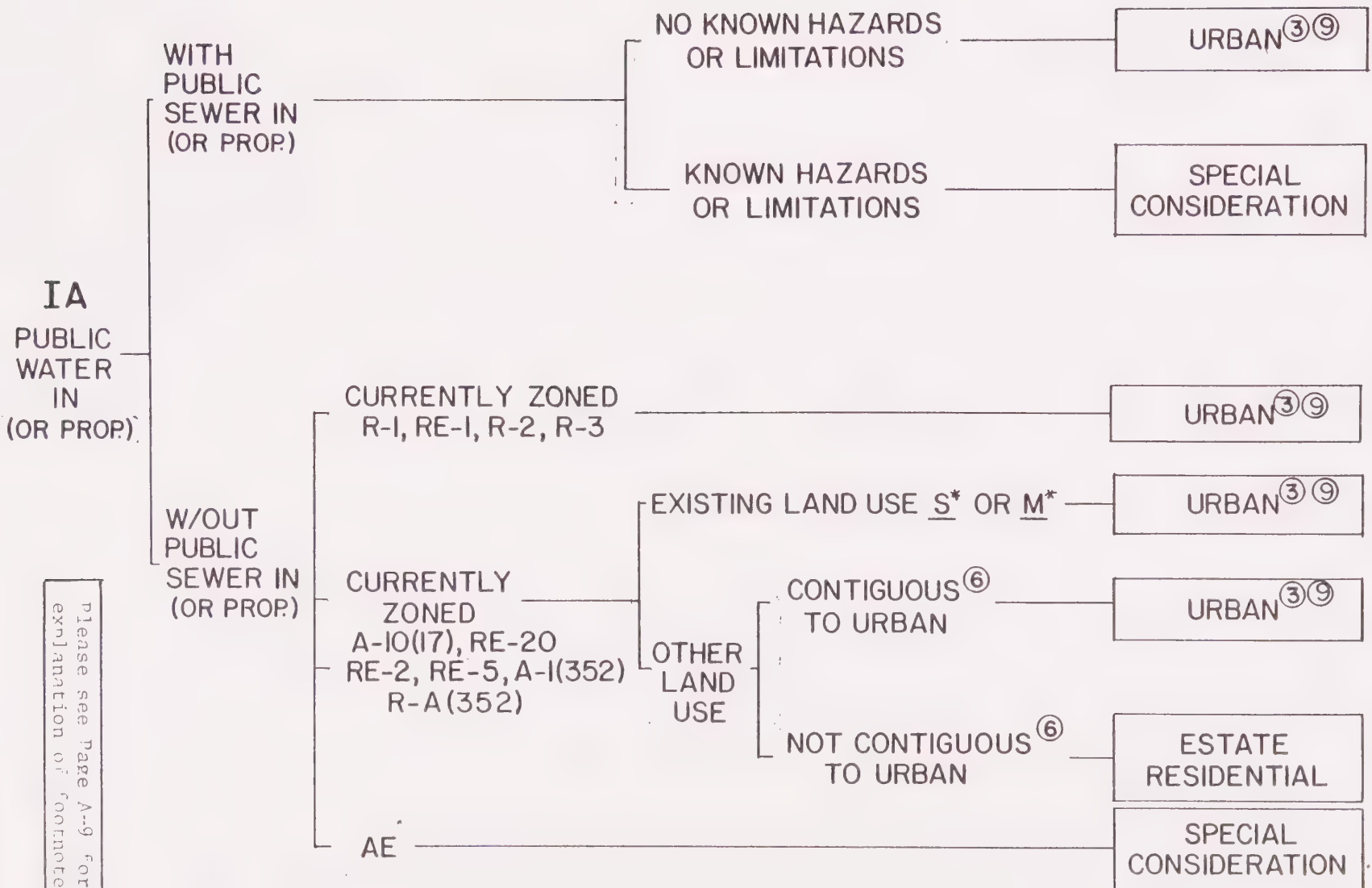
34 **SCHOOLS**  
35

- 36 M Ensure that the Superintendent of Schools for the County of Tuolumne and  
37 the respective School Boards are informed of development proposals and

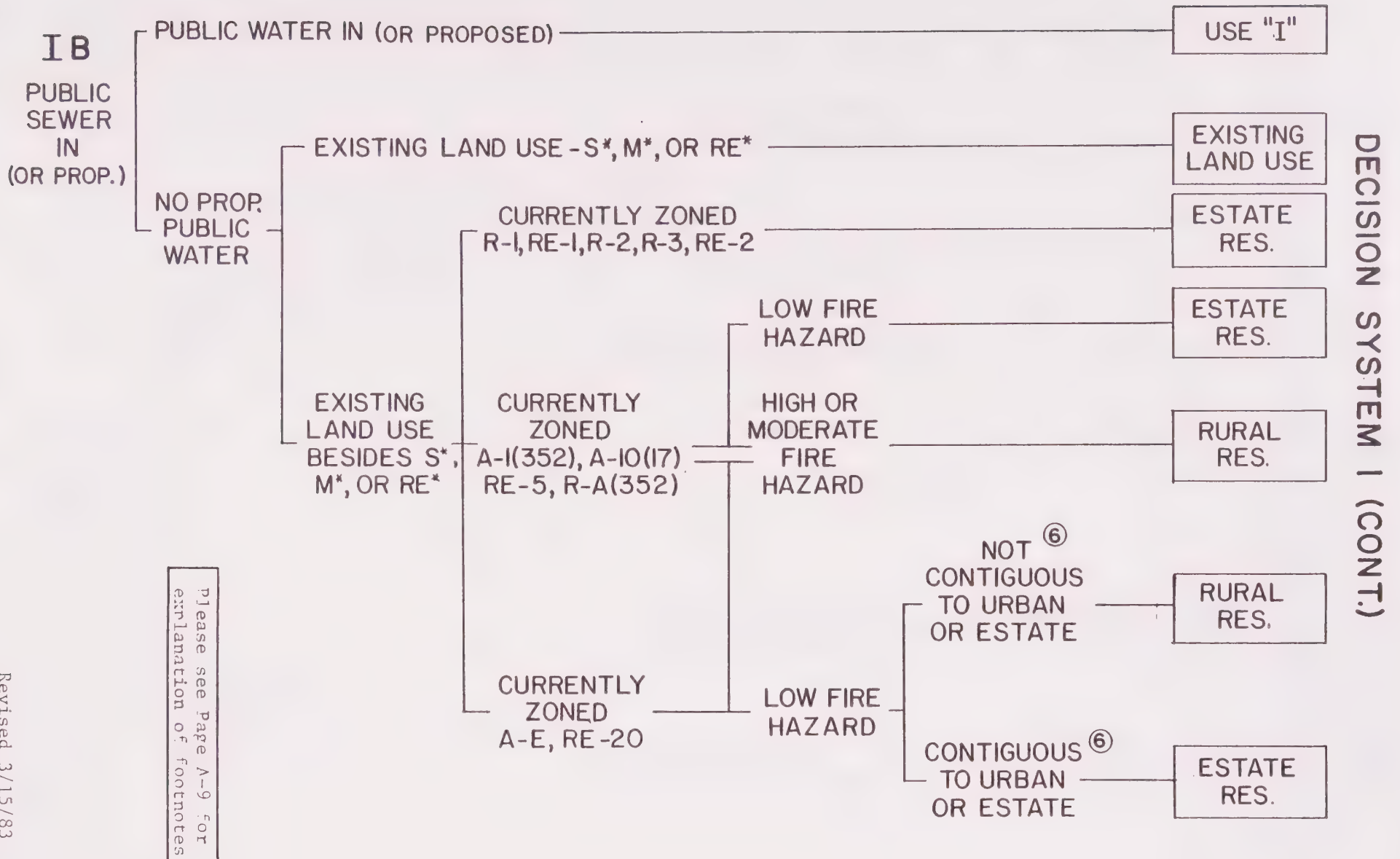
1 are afforded the opportunity of evaluating their potential effect on the  
2 physical capacity of school facilities and their fiscal impact on locally  
3 originating revenue requirements. Their reports of these impacts should  
4 be available in a timely fashion prior to final consideration and action  
5 by the County of Tuolumne on a development application.  
6  
7  
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# APPENDIX A · DECISION SYSTEM

## DETERMINATION OF GENERAL PLAN RESIDENTIAL CATEGORIES FOR LAND WITHIN PRIORITY AREAS

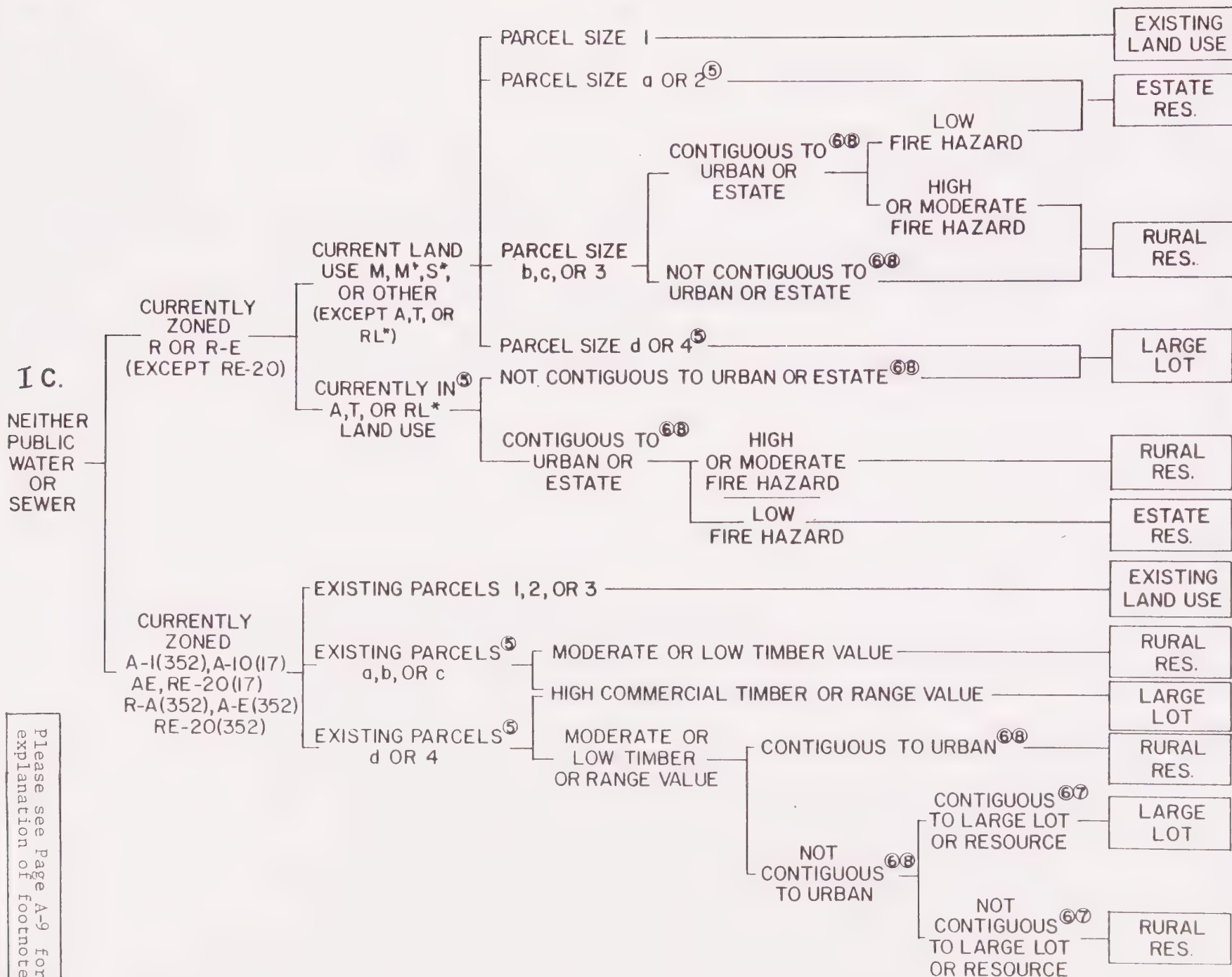


Please see Page A-9 for explanation of footnotes



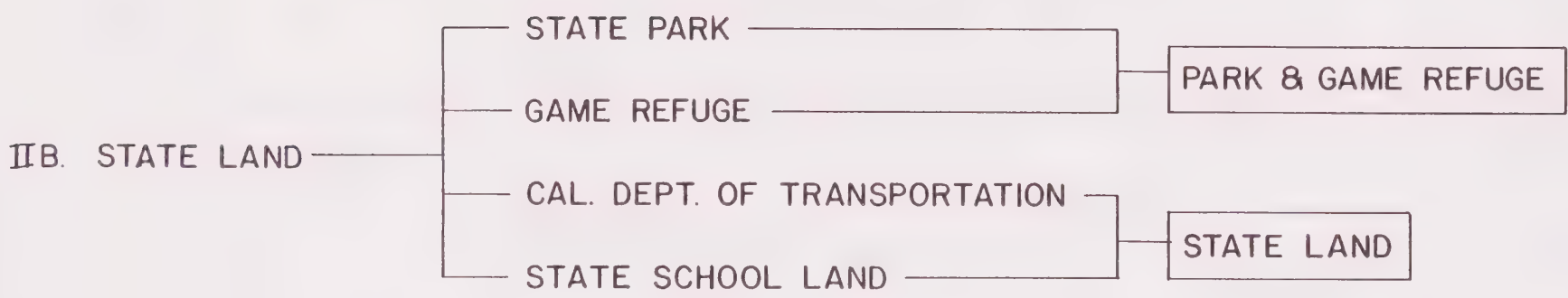
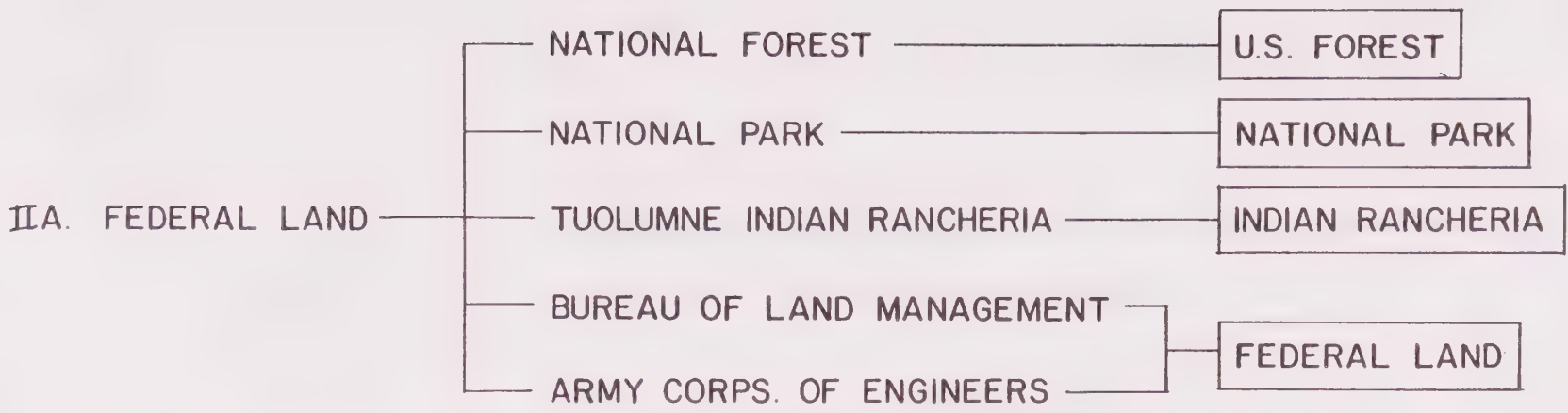


# DECISION SYSTEM I (CONT.)



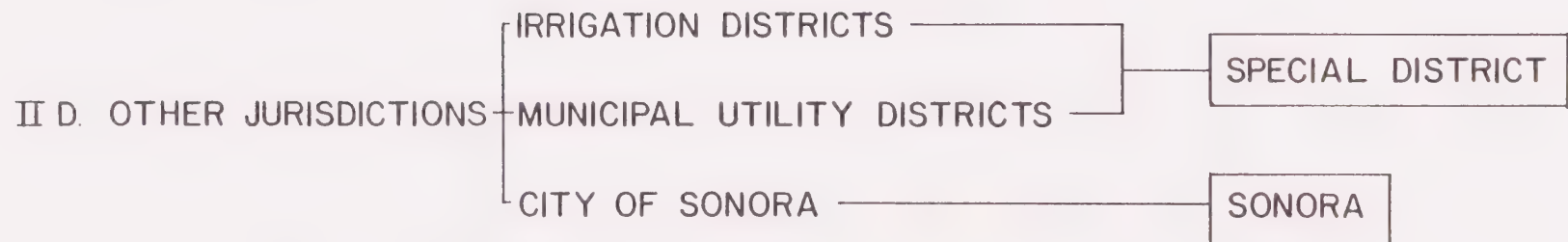
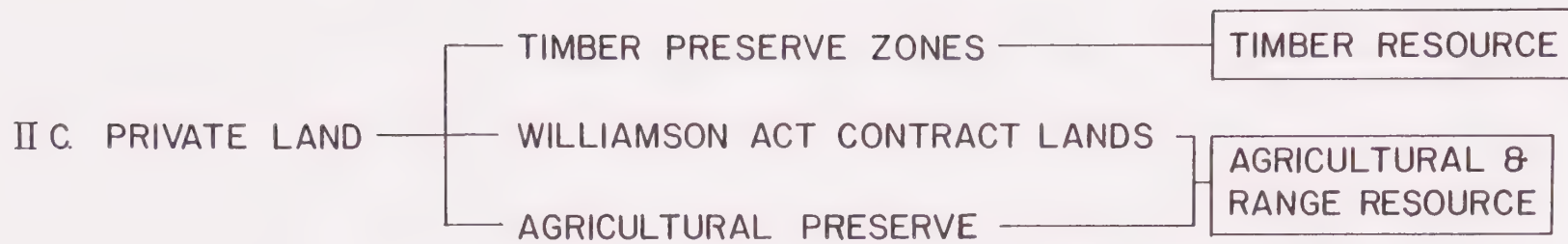
Please see Page A-9 for explanation of footnotes

II. DETERMINATION OF GENERAL PLAN CATEGORIES  
FOR LAND OUTSIDE OF PRIORITY AREAS



REVISED 3/20/80

DECISION SYSTEM II (CONT.)



# EXPLANATION OF DECISION SYSTEM FOOTNOTE 1. TITLE 17 ZONING DISTRICTS AND COMPATIBLE GENERAL PLAN DESIGNATIONS

<u>TITLE 17 ZONING</u>	<u>COMPATIBLE GENERAL PLAN DESIGNATIONS</u>
	Urban
R-2, R-3 R-1, RE-1, R-2	Residential High Density Low Density
	Commercial
C-0, C-1, C-2 <sup>1/</sup>	Neighborhood Shopping Center Visiting Servicing
	Non-Urban
RE-2 <sup>2/</sup> , RE-5 <sup>2/</sup> RE-5 <sup>2/</sup> , A-1, RE-20 A-E	Residential Agricultural Estate Rural Large Lot
M-1 M-2	Industrially Designated Areas Light Heavy
K, C-K	Park and Recreation
----	Public/Institutional/School
K-0	Open Space

1/ The commercial zoning districts do not distinguish clearly between neighborhood commercial, shopping center, and visitor-serving activities. Therefore, the compatible commercial General Plan designation must be determined on a case-by-case basis.

2/ Apply the decision system to RE-5 parcels to determine whether they should be designated "Estate" or "Rural". Designate them in the category which is most similar to the decision system outcome.

This chart is to be used only to determine the correctness of the original (1980) General Plan designations based on the '695' Zoning in existence at the time; for proposed rezonings refer to the chart on page A-6a.



# GENERAL PLAN DESIGNATIONS AND COMPATIBLE TITLE 17 ZONING CLASSIFICATIONS

## GENERAL PLAN DESIGNATIONS

## \*COMPATIBLE ZONING

### ALL DESIGNATIONS

O, P, MPZ

### URBAN

#### Residential

High Density

R-3, R-2

Low Density

R-2, R-1, RE-1, RE-2, RE-3

#### Commercial

Neighborhood

C-0, C-1

Shopping Center

C-0, C-1, C-2

Visitor Serving

C-0, C-1, C-K

### NON-URBAN

Estate Residential

RE-2, RE-3, RE-5

Rural Residential

RE-5, RE-10, A-10, A-20

Large Lot

A-E

Light Industrial

M-1

Heavy Industrial

M-1, M-2

Parks and Recreation

K, C-K

Public/Institutional/School

All zones

Open Space

All zones

### NON-PRIORITY\*\*

TPZ, O, P, A-E

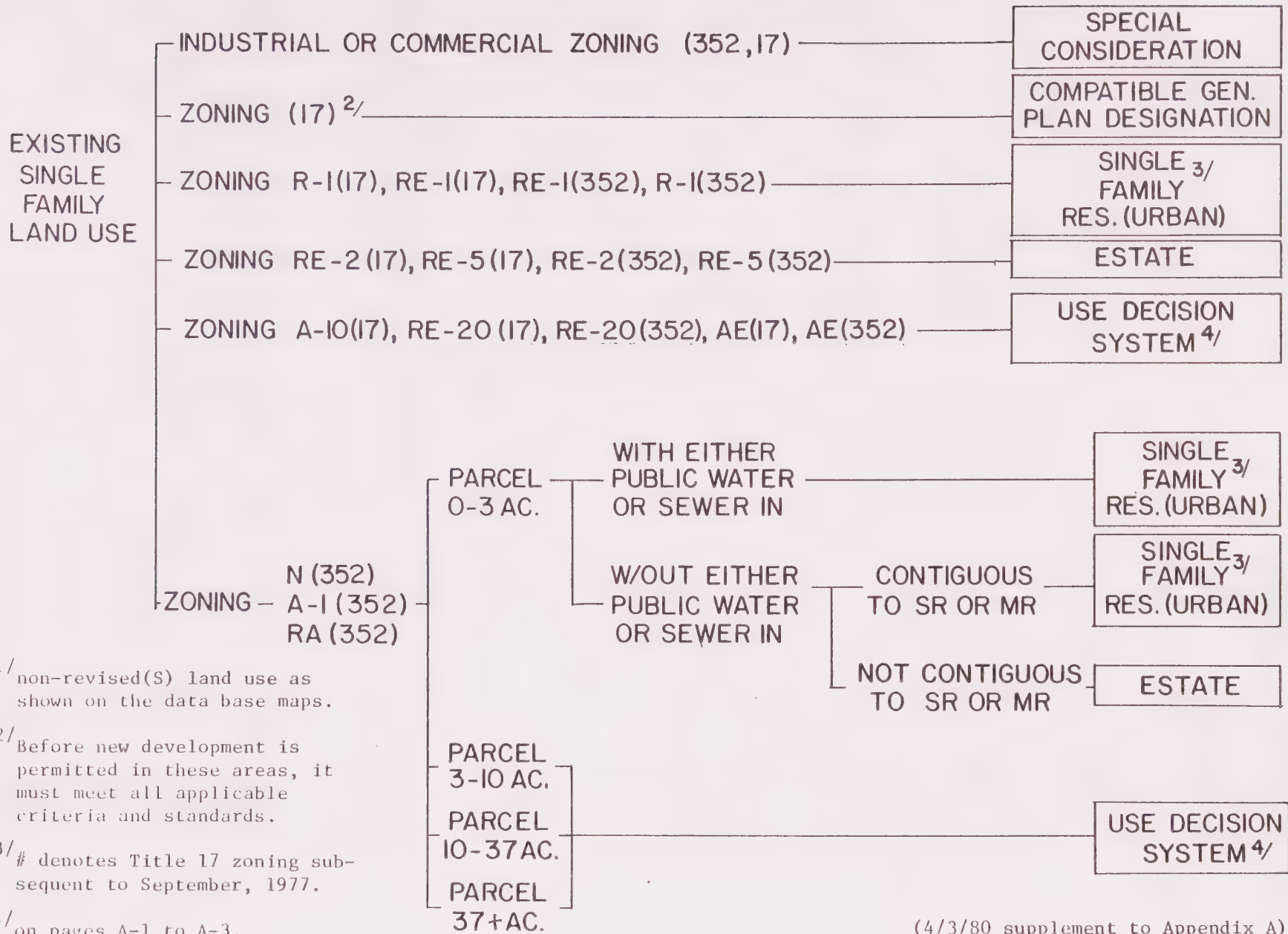
This chart is to be used for the purpose of determining consistency of proposed rezonings with the General Plan.

\* "Compatible" means that these zones may be found consistent with the corresponding General Plan designation. Some of the zones listed, however, may not be appropriate based upon the characteristics of the specific site.

\*\* Parcels 37 acres or larger.

Previously existing illegal non-conforming uses which were grandfathered in by this plan shall have General Plan designations based on use as of August 26, 1980. Compatible zoning for such parcels includes allowing the use to continue as a non-conforming use in any zoning district. Such General Plan designations have no boundary latitude and may not "float" to adjoining parcels.

METHOD FOR DETERMINING THE APPROPRIATE  
GENERAL PLAN DESIGNATION FOR PARCELS WITH  
"SINGLE FAMILY" LAND USE<sup>1</sup>



1/ non-revised(S) land use as shown on the data base maps.

2/ Before new development is permitted in these areas, it must meet all applicable criteria and standards.

3/ # denotes Title 17 zoning subsequent to September, 1977.

4/ on pages A-1 to A-3.

# LAND USE AND PARCEL SIZE DATA BASE TERMINOLOGY

## EXISTING LAND USE

- A UNDEVELOPED, LOWER ELEVATIONS
- T UNDEVELOPED, FORESTED
- R RECREATIONAL
- S SINGLE FAMILY RESIDENCE
- M MULTI-FAMILY RESIDENTIAL
- RE ESTATE RESIDENTIAL
- RC RURAL RESIDENTIAL
- RL LARGE LOT RESIDENTIAL
- IL LIGHT INDUSTRIAL
- IH HEAVY INDUSTRIAL
- N NEIGHBORHOOD COMMERCIAL
- C SHOPPING CENTER COMMERCIAL
- V VISITOR SERVING COMMERCIAL
- P PUBLIC
- \* UPDATED LAND USE AFTER 4-17-80

## PARCEL SIZE

- a 0-2.9 ACRES
- b 3.0-9.9 ACRES
- c 10.0 -36.9 ACRES
- d 37+ ACRES
- 1 0-1.9 ACRES
- 2 2.0-4.9 ACRES
- 3 5.0-36.9 ACRES
- 4 37+ ACRES

# EXPLANATION OF DECISION SYSTEM

## FOOTNOTES 1 - 9

- ① Land zoned in accordance with Title 17 will be automatically shown in a compatible General Plan Category (See Page A-6) and therefore does not go through the decision system. In cases where a property's existing land use is more intensive than its existing Title 17 zoning, it will receive a designation which is compatible with its existing land use.
- ② Land zoned in accordance with Ordinance 352 will receive either the general plan designation indicated by the decision system or one which is compatible with its existing land use, whichever is most intensive.
- ③ Although shown as conditional urban, an area can't actually be developed until all prerequisites for urban development are met.
- ④ "K", "C", "M" and "N" zoning are treated as "A-1 (352)."
- ⑤ Land Use and Parcel Size are in data base terminology. See Page A-8 for an explanation of the terminology.
- ⑥ Contiguous parcels are those which share a substantial common property line. Parcels which are separated by a public road, railroad or year-round stream are not contiguous.
- ⑦ For the purpose of applying the decision system, all non-priority lands are considered resource lands (except the City of Sonora which is considered urban).
- ⑧ Property which received an "Urban" designation due to parcel size but which is not served by water shall be treated as "Estate" for purposes of applying the Decision System, unless there are at least 10 individual parcels so designated, and, at least, 2/3rds of said parcels are developed with residences.
- ⑨ To be eligible to receive an "urban" general plan designation, a parcel cannot be characterized by any of the following: AE zoning, Williamson Act Contract, Agricultural Preserve (with consistent zoning and land use), be in a high fire hazard zone, classified as having high rangeland or commercial timber potential, nor be completely surrounded by National Forest Land.



# APPENDIX B:

## LOCATION OF THE CONTENTS OF THE MANDATED ELEMENTS

Components of Mandated Elements	General Plan		MEIR Documentation	
	Chapter(s)	Page(s)	Chapter(s)	Sections(s)
LAND USE ELEMENT (65302a) <sup>1</sup>				
Policies	II	2-5		
Density /Intensity	I; IV; V	3-6; 5-6; 4-5		
Hazardous Areas	III	2-10	VIII: IX	1,4,6; 1
Land Use Map	Appendix A; Display Map	A1-8	VIII; IX	1
Implementation Program	II; III	5-7; 11-16		
CIRCULATION ELEMENT (65302b) <sup>1</sup>				
Assessment	1982 Update of the Tuolumne County Regional Transporta- tion Plan was adopted as the Circulation Element on February 22, 1983		V	3
Policies				
Map of Circulation System				
Description/Standards			V	3
Implementation Program				
HOUSING ELEMENT (65302c) <sup>1</sup>				
Existing Units			II; III	Pp. 3; 7-14
Potential Units			VIII	Pp. 23-34
Population Characteristics			II; III	Pp. 1-6; 4-6
Assessment of Need			III	Pp. 7-23
Policies	IV	2-3		
Implementation	IV	6-9	III	Pp. 22-23
CONSERVATION ELEMENT (65302d) <sup>1</sup>				
Analysis of Resources			VII; IX	1,2,3,5,6; 1
Areas of Concern			VII	1-6
Development vs. Critical Areas	II; III	1-4; 1-10		
Policies/Criteria	II; III	2-5; 1-10		
Implementation Program	II; III	5-7; 11-16		

Components of Mandated Elements	General Plan		MEIR Documentation	
	Chapter(s)	Page(s)	Chapter(s)	Section(s)
OPEN SPACE ELEMENT (65302e and 65560) <sup>1</sup>				
Analysis of Areas			VIII; IX	1,2,3; 1
Policies	II; III	2;1-2		
Criteria for Preservation	II; III	2;1-2		
Definition of Categories	III	1-2		
Implementation Program	III	11-2		
SEISMIC SAFETY ELEMENT (65302f) <sup>1</sup>				
Identification of Hazards			Appendix C	Pp. 13-35
Evaluation of Land Use	Appendix C	1		
Structural Hazards	Appendix C	1		
Policies	III	2-6		
Implementation Program	III	12-14		
NOISE ELEMENT (65302g) <sup>1</sup>				
Existing Noise Levels			VII; Display Map }	4
Future Noise Levels				4
Policies/Standards	III	7-10		
Implementation Program	III; App. D; App.E	15-16; 1;1-4		
SCENIC HIGHWAYS (65302h) <sup>1</sup>				
Identification	Appendix F	1-2		
Policies	VI	3		
Implementation Program	VI	5		
SAFETY ELEMENT (65302i) <sup>1</sup>				
Identification of Hazards			IX; App. C	1; pg.1-35
Acceptable Risk	Appendix C	1		
Policies	III	2-7		
Implementation/Mitigation	III	12-14		

<sup>1</sup> Applicable section of the State Government Code.

Components of Mandated Elements	General Plan		MEIR Documentation	
	Chapter(s)	Page(s)	Chapter(s)	Section(s)
HISTORIC PRESERVATION (65303j) <sup>2</sup>				
Identification of Sites			VII	3
Policies	II	4		
Implementation Program	II	6-7		

<sup>1</sup> The nine mandated elements are Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways, and Safety. The Historic Preservation Element is an optional general plan element.

<sup>2</sup> Applicable section of the State Government Code.





# APPENDIX C:

## SCALE OF EXPOSURE TO ACCEPTABLE RISKS BY KINDS OF STRUCTURES

Level of Acceptable Risk	Kinds of Structures	Extra Project Cost Probably Required to Reduce Risk to An Acceptable Level
1. Extremely low <sup>1</sup>	<u>Structures whose continued functioning is critical</u> , or whose failure might be catastrophic: large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials	No set percentage (whatever is required for maximum attainable safety)
2. Slightly higher than under level 1 <sup>1</sup>	<u>Structures whose use is critically needed after a disaster</u> : important utility centers; hospitals; fire, police, and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams	5 to 25 percent of project cost <sup>2</sup>
3. Lowest possible risk to occupants of the structure <sup>3</sup>	<u>Structures of high occupancy</u> , or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or noncritical bridges and overpasses.	5 to 15 percent of project cost <sup>4</sup>
4. An "ordinary" level of risk to occupants of the structure <sup>3, 5</sup>	<u>The vast majority of structures</u> : most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases) <sup>4</sup>

1. Failure of a single structure may affect substantial populations.
2. These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to embody sufficient safety to remain functional following an earthquake.
3. Failure of a single structure would affect primarily only the occupants.
4. These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.
5. "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as non-structural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California).



# APPENDIX D:

## A SUMMARY OF CALIFORNIA NOISE REGULATIONS

Regulation	Section	Application
CA Noise Control Act of 1973, Health and Safety Code, Div. 28.	---	Establishes the state department of the Office of Noise Control which will provide assistance to local agencies for noise control.
CA Noise Insulation Standards, CA Administrative Code, Title 25, Article IV, Chapter 1, Subchapter 1.	---	Applies to new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. Establishes standards for sound transmission control between units and insulation from noise from exterior sources of more than 60 Ldn.
CA Streets and Highways Code, Regulation on Freeway Noise Affecting Classrooms.	216	Requires the abatement of noise levels to 50 dBA from freeway traffic in classrooms, libraries or multi-purpose rooms.
CA Motor Vehicle Code.	27150	Requires that all vehicles be equipped with a properly maintained muffler.
	27151	Makes it illegal to modify the exhaust system of any motor vehicle.
	23130-231301.5	Sets quantitative noise emission limits for different vehicle classes.
	38275	Requires all off-highway motor vehicles to be equipped with a properly maintained muffler.
	27200	Requires new vehicles to meet applicable noise limits upon sale to be able to be registered.
CA Motorboat Noise Regulations.	654	Requires all motorboats with internal combustion engines to be equipped with effective mufflers.
	654.05	Sets quantitative noise emission limits for different aged motorboat engines.
	654.06	Requires motorboat's engines to meet certain noise emission limits before sale.
	668	Sets up penalty provisions for violations of 654, 654.05, and 654.06.



# APPENDIX E: POTENTIAL NOISE MITIGATION MEASURES

In some situations it is necessary to construct noise-sensitive developments in noisy areas. The following discussion of noise mitigation measures is intended to provide an overview of the kinds of steps that can be taken to reduce or eliminate noise impacts. Noise control engineering is a complex discipline. Any proposed solutions to noise problems must not interfere with structural, architectural, or building code requirements. Noise mitigation measures should also be assessed against other community values such as open space, aesthetics, maintenance problems, etc. Each project has its own special problems, and mitigation measures which are cost effective in the case of one project may not be effective in all other situations. Regardless of the measures employed for a project, mitigation is always cheaper and generally more effective if it is included in a project during the design phase. The measures or combinations of measures used to mitigate noise fall into four major categories.

- site planning;
- architectural layout;
- noise barriers; and
- construction modifications.

Site Planning. Proper site planning to reduce noise impacts is the first area that should be investigated for a given project. By taking advantage of the natural shape and contours of the site it is often possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Planned unit developments are particularly conducive to site planning techniques. Site planning techniques include:



- (1) Increasing the distance between the noise source and the receiver.
- (2) Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver.
- (3) Using non-noise sensitive structures such as garages to shield noise-sensitive areas.
- (4) Orienting buildings to shield outdoor spaces from a noise source.

Architectural Layout. In many cases noise reduction requirements can be met by giving attention to the layout of noise-sensitive spaces. Bedrooms for example will be considerably quieter if placed on the side of the house facing away from the traffic ways. Similarly, balconies facing highways should be avoided. Quiet outdoor spaces can be provided next to a noisy highway by creating a u-shaped development which faces away from the highway. Proper architectural layout can often eliminate the need for costly construction modifications.

Noise Barriers. Noise barriers or walls are commonly used to reduce noise levels from ground transportation noise sources and industrial sources. Noise barriers serve a dual purpose in that they can reduce the noise level both outdoors and indoors.

To be effective a noise barrier must be massive enough to prevent significant noise transmission through it and high enough to shield the receiver from the noise source. The minimum acceptable surface weight for a noise barrier is 4 lbs./sq. ft. (equivalent to 3/4" plywood) and the barrier must be carefully constructed so that there are no cracks or openings. To be effective a barrier must interrupt the line-of-sight between the noise source and the receiver. As an example of this relationship consider a flat

area with a residential development next to a road. If there are no diesel trucks on the road, a 7-foot high barrier will reduce the traffic noise by about 8 dBA. If there are trucks then the noise from the trucks will only be reduced by about 4 dBA. The reason is that the stacks of the diesel trucks will be visible above the barrier and the noise path will not be completely interrupted.

Another important and often overlooked consideration in the design of noise barriers is the phenomenon of "flanking". Flanking is a term used to describe the manner by which a noise barrier's performance is compromised by noise passing around the end of a barrier. Short barriers regardless of height provide essentially no reduction in the overall noise level. The effects of flanking can be minimized by bending the wall back from the noise source at the ends of the barrier.

In addition to meeting acoustical requirements, noise barriers must be evaluated for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and cost.

Construction Modifications. If site planning, architectural layout, noise barriers or a combination of these measures do not achieve the required noise reduction for the building in question, it will be necessary to modify the building's construction. Indoor noise levels due to exterior sources are controlled by the noise reduction characteristics of the building shell. The walls, roof, ceilings, doors, windows and other penetrations are all determinants of the structure's overall noise reduction capabilities.

In general, windows and doors are the acoustical weak links in a building. Often all that is required is that the windows be sealed on the noisy side of the building and an alternate means of ventilating the building provided. Beyond this, thicker windows or doubled-glazed windows will be required. Doors should not be located on the side of the building facing a noise source. If they are, they should be solid-core doors and should be equipped with an appropriate acoustical door gasket.

In cases where more noise reduction is required the ceiling/roof and/or the walls must be modified to provide the required noise reduction. The actual modifications will depend on the amount of noise reduction required.

## APPENDIX F: SCENIC ROUTES

A Scenic Highway is one which traverses an area of outstanding scenic quality. The following three roadways are classified as Scenic Highways in Tuolumne County (refer to figure 2 for the location of these):

State Highway Route 49, This route traverses the western foothills and Mother Lode and connects many historical sites and towns. This highway shall be designated as a Scenic Highway from the northern boundary of the city of Sonora to the Calaveras County line. This highway is shown on the Master Plan of "State Highways Eligible for Official Scenic Highway Designation".

State Highway Route 108, The Sonora Pass Highway, from the westerly beginning of the four lane highway near Camp Sunshine easterly into Mono County. This, like State Route 49 described above, gives access and exposure to spectacular mountain country. This route is also on the State Scenic Highways Master Plan.

Old Highway 120, From east of Hardin Flat to the new Highway 120, this highway provides exposure to sites and views of historic interest and scenic value.

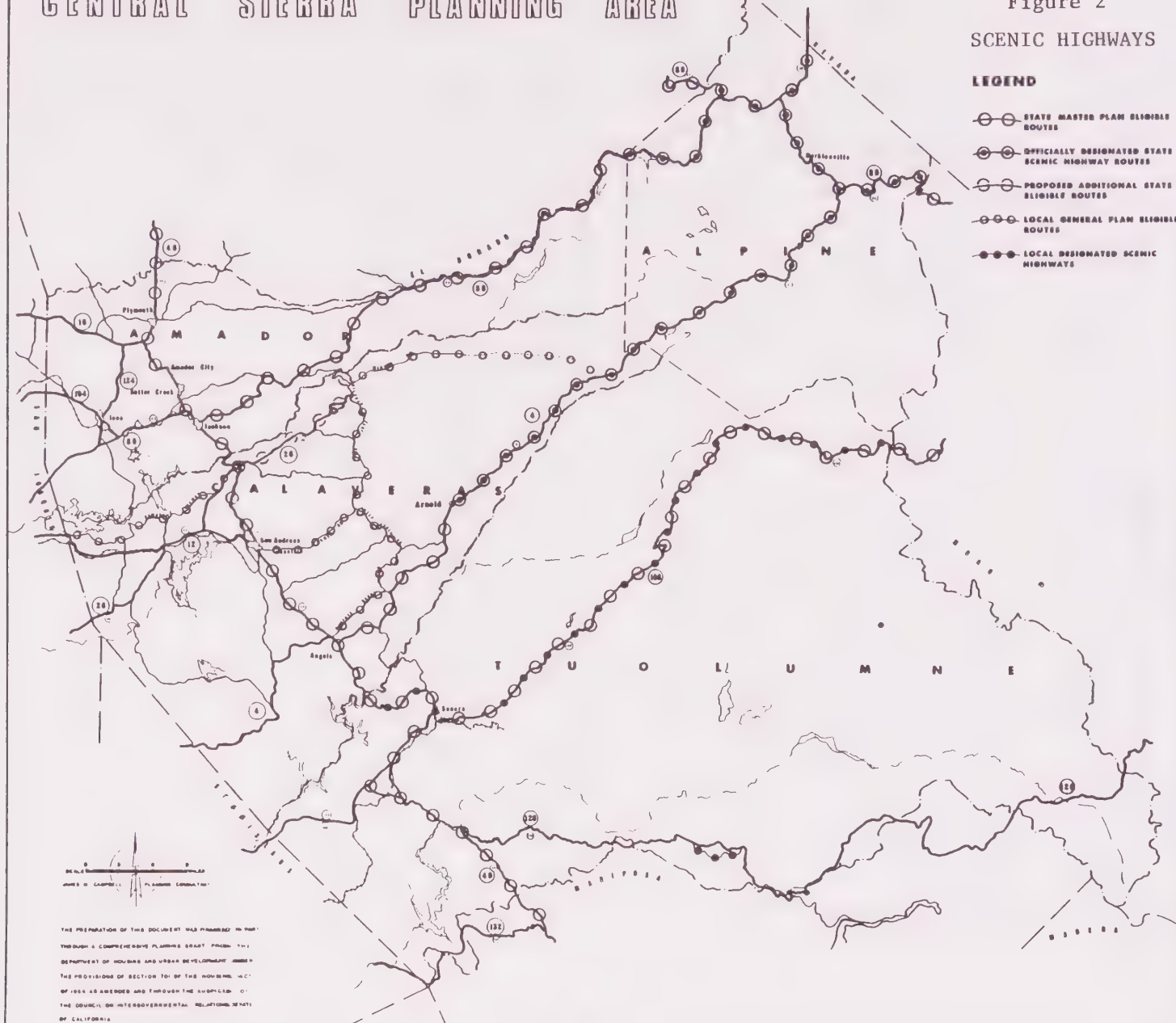
The land use restrictions on Scenic Highways and lands adjacent to them as outlined in the Streets and Highways Code of the State of California shall only apply to lands in non-priority areas designated on the Tuolumne County General Plan Maps.

# CENTRAL SIERRA PLANNING AREA

Figure 2  
SCENIC HIGHWAYS

## LEGEND

- STATE MASTER PLAN ELIGIBLE ROUTES
- OFFICIALLY DESIGNATED STATE SCENIC HIGHWAY ROUTES
- PROPOSED ADDITIONAL STATE ELIGIBLE ROUTES
- LOCAL GENERAL PLAN ELIGIBLE ROUTES
- LOCAL DESIGNATED SCENIC HIGHWAYS



THE PREPARATION OF THIS DOCUMENT WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED AND THROUGH THE SUPPORT OF THE COUNCIL ON INTERGOVERNMENTAL RELATIONS OF THE STATE OF CALIFORNIA.



# APPENDIX G:

## GENERAL PLAN GLOSSARY

A-weighted Sound Level. An A-weighted sound level, or dBA, is a sound level to which the A-weighted scale has been applied. The A-weighted scale approximates the frequency response of the human ear by weighting the frequency range of 1000 to 6000 Hertz more heavily than other frequencies. (Unweighted sound levels are expressed in the unit, dB). It is possible to measure A-weighted sound levels by use of an instrument with an "A" filter.

Community Noise Equivalent Level (CNEL). The CNEL represents the average noise level over a 24-hour period with weighting factors applied to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours. A weighting of 5 dB is applied to evening noise, while a weighting of 10 dB is applied to nighttime noise. The purpose of these weighting factors is to account for the lower tolerance of people to noise during evening and nighttime periods.

Conditional Urban. Areas where urban services are not yet available but where such services are proposed in the near future. An area cannot be developed until a Specific Plan has been adopted and all service prerequisites are met. The Specific Plans and service levels must be consistent with the General Plan designation; even if the proposed or actual development is less intense than the General Plan designation would allow.

Contiguous. Contiguous parcels are those which share a substantial common property line. Parcels which are separated by a public road, railroad or year-round stream are not contiguous.

Criteria for Boundary Latitude. When any application is made relying on the designation of a contiguous parcel, the criteria applicable to said contiguous designation must be met at the time of submittal. For example: Before any parcel can be considered for rezoning based on a Contiguous General Plan Designation, the criteria necessary for the requested designation must be met, i.e., to rezone a parcel from RE-5 (Rural Residential) to RE-1

(Low Density Urban Residential) based on a Contiguous Designation of "SR", the "public water in or proposed" requirement must be met (as well as paved roads, etc.)".

Day-Night Average Sound Level (Ldn). The Ldn represents the average noise levels over a 24-hour period (based on average energy content of the sound) with a 10 dB weighting applied to nighttime noise. (The methodology for computing Ldn is identical to that for CNEL except that the evening weighting factor is deleted in the computation of Ldn; Ldn and CNEL generally agree within 1 dB).

Decibel (dB). The decibel is the most commonly used unit to express sound level relative to a reference sound pressure of 20 microneutrons per square meter (the threshold of human hearing). Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 3 decibels represents a doubling of acoustic energy. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

Developer. Any person or entity who carries out development.

Development. For the purposes of "Footnote 3 on Appendix A", as utilized in conjunction with the "Decision System", the following definition of "Development" shall apply: The next permit or entitlement granted a developer by Tuolumne County after the property has received a zoning classification consistent with its General Plan designation.

Examples of what would constitute "development" for different types of projects are listed below. That portion of the project in parenthesis would constitute development and could not be approved until the Urban Services requirement was satisfied:

Subdivision Project → Rezoning → Tentative Map approval → (Final Map approval)

Commercial Development → Rezoning → (Site Development Permit, Conditional Use Permit or Building Permit, whichever comes first)

Land Division (Minor) → Rezoning → (Same as Subdivision)

Planned Unit Development → Rezoning → (Planning Unit Development Permit)

Residential Development on an existing lot → (Building Permit)

In all other instances where it is used in this plan, "Development" shall be defined as "The issuance of a site development permit for commercial or residential development, the approval of a final map (parcel or subdivision), or the approval of a Planned Unit Development Permit".

On land designated as "Conditional" and classified under Ordinance 352, "development" will be defined as the issuance of a Site Development Permit, Conditional Use Permit, or Building Permit, whichever comes first.

Engineering Studies. A study report prepared by a California Registered Civil Engineer or a California Registered Geologist. This report shall include an adequate description of the soils and geology of the site, conclusions and recommendations regarding the effect of soil or geologic conditions on future development and recommended design criteria if clearly identifiable hazards are noted.

Environmental Impact Report (EIR). A detailed evaluation of the effect upon a jurisdiction of a project (such as a shopping center or a General Plan) as required by State law. The report, which is circulated among citizens and government agencies for comment, identifies significant impacts and their effects, reviews mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most

benefits and creates the least adverse impacts possible.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. Because rock in fault zones is crushed, even under static conditions fault rupture zones are prone to ground water seepage and settlement problems.

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Potentially Active Fault - (1) A fault that had its latest movement within the Quaternary Period (the last 2,000,000 years) but before the Holocene Epoch (the last 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

"Fault" in the General Plan and MEIR refers to potentially Active Faults. (Calif. Division of Mines and Geology, Special Publication 42).

Fault Rupture Zone. A narrow band along an existing identified fault trace where surface rupture has previously occurred in geologic time, and where physical movement of the ground surface from a few inches to a few feet can be anticipated to occur in the future.

General Plan. A comprehensive, long-term framework for the development of a jurisdiction, required by State law, consisting of a statement of development policies and the objectives, principles, standards and proposals to



implement those policies, together with maps as appropriate. The General Plan must address at a minimum the following nine issues (or elements): land use; circulation; housing; conservation; open space; seismic safety; safety; noise; and scenic highways. Optional issues of concern to the county may be included (e.g. Historic Preservation). All development regulations, such as zoning and physical improvement projects must be consistent with the policies of the Plan. The General Plan can be amended if necessary, and should be reviewed and updated on a regular basis.

Goal. The ultimate purpose of an effort stated in a way that is general in nature and incapable of measurement.

Groundwater Investigation. A Groundwater Investigation as described in the Tuolumne County General Plan shall consist of additional requirements, over and above those set forth in Chapter VII, Article 18, of the Tuolumne County Ordinance. Those additional requirements shall be: 1) Computation of the points needed for approval of each parcel to be created shall include not less than 6 points for soil depth and not less than 10 points for groundwater pursuant to Section 7-18.4. These points may be added to points attained through slope-area and percolation to meet minimum totals required per acre; 2) Percolation rate shall not be faster than 15 minutes per inch at a depth of three feet below the ground surface.

Implementation Measure. An action, procedure, program or technique that carries out general plan policy.

Patrol Person. A sworn law enforcement officer of the Tuolumne County Sheriff's Department.

Policy. A specific statement (of the type contained in a General Plan) in which the legislative body expresses a clear commitment to take a particular course of action.

"Proposed" Public Water or Sewer. Appendices A-1 and A-2 contain references to public services (water and sewer) which, although not in existence are "proposed". For the purposes of this General Plan, water or sewer services



shall qualify as "proposed" when the purveyor certifies on a form provided by the County that the parcel under consideration is either: 1. Within an established service area; or, 2. There is an obligation to serve evidenced by a binding agreement; or, 3. Sufficient capacity is available or will exist at the time of development evidenced by agreement between the purveyor, the applicant and the county.

Public Sewer System. A community or regional system for the collection, treatment and disposal of sewage which meets all applicable State and local laws.

Public Water System. A distribution system which provides treated and potable water to residents of an area or community, and is owned and operated by either a mutual, district, or public utility company form of organization.

PUD (Planned Unit Development). Variations in the fixed requirements of zoning districts (such as setback, yard area, building relationships, and open space requirements) are permitted in PUDs in order to increase the amenities provided by the development.

Riparian Habitat (or Community). The land, plants and animal life bordering a stream, river or lake. The riparian community is defined as coinciding with the 100 year flood plain of a water body.

Section 8, 23, 202, 502 and 515. Federal Housing programs which serve the following functions:

- Sections 8 and 23 - provide assistance to renters;
- Section 202 - direct loans for elderly or handicapped housing;
- Section 502 - rural homeownership assistance program;
- Section 515 - rural rental assistance program.

Seismic Ground Response Zone. An area in which a uniform level of relatively strong ground shaking can be expected to occur from a given earthquake. The level of ground shaking would vary with the magnitude of the earthquake and its distance from the zone.

Specific Plan. A Specific Plan as described in this document is not intended to mean a Specific Plan as described in Sections 65450 - 65453 of the Government Code. For the purposes of it's use in this Plan, a Specific Plan shall be a document prepared in accordance with the requirements of a Site Development Permit as described in Title 17 of Tuolumne County. In the case of a Subdivision or Minor Land Division the Planning Director may waive the requirement for certain information not needed.

Standard. A specific, quantified guideline defining the relationship between two or more variables. Standards are often translated into regulatory controls. An example of a standard is: Two to five gross acres per dwelling unit (Estate Residential).

Timber Preserve Zone (TPZ). An area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber. To protect timber land from conversion to other uses TPZ replaces the ad valorem property tax on standing timber with a yield tax on harvested timber.

Williamson Act Agricultural Contracts (California Land Conservation Act). Pursuant to Sections 51200-51295 of the Government Code, this act allows the County to enter into contracts with the owners of agricultural lands or rangeland. Upon signing the contract, the development rights of land-owners are relinquished (for a period of ten years) in exchange for preferential tax assessment.

Zoning. Zoning is generally considered the primary tool for implementing the general plan. All privately owned property in the jurisdiction is classified as belonging in one of a number of Zoning Districts within which allowable uses and development standards are defined and prescribed. The zoning ordinance consists of a text defining the requirements for each district, and map(s) which delineate the districts.

Tuolumne County currently administers two zoning ordinances: Ordinance 352 enacted in April 1959 with subsequent amendments, and Title 17 enacted in July 1972 with subsequent amendments.



# APPENDIX H: GENERAL PLAN AMENDMENT PROCEDURE

The California Government Code allows for amendment of the General Plan up to 3 times per year. There are many ways this procedure can be accommodated, ranging from a first come, first served basis to no amendments (if none are required).

There is a need for flexibility in a General Plan through an amendment process. This process should be available on a regularly scheduled basis, as needed.

When an application for a General Plan Amendment is received, it will be scheduled for a Planning Commission hearing to be held on a specific date as established herein. In order to allow adequate staff time for processing, applications must be submitted at least 90 days prior to the scheduled hearing. Therefore, the following General Plan Amendment schedule is hereby adopted.

Where applications for General Plan amendments have been received, the Planning Commission will hold hearings on General Plan Amendments at their first meeting in January of each year. Additional hearings may be held as necessary. Applications for General Plan amendments must be submitted at least 90 days prior<sup>1/</sup> to the scheduled hearing.

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<sup>1/</sup> This schedule would not apply to those projects where an E.I.R. was required on the amendment.





# APPENDIX I: CIRCULAR DESIGNATIONS

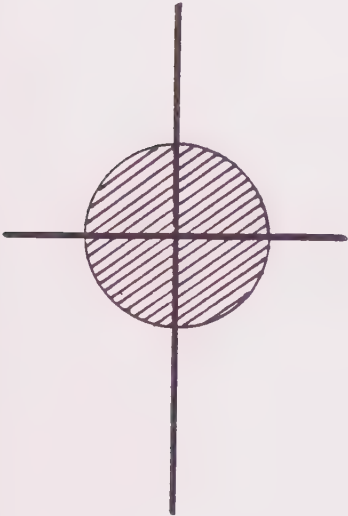
A "circle" on the General Plan Land Use Maps is used to designate those areas which are appropriate for a particular category of uses. The "circle" is not intended to be "specific" either as to size, or as to location. It is intended to indicate that "in this general area" those uses are appropriate. The actual location of a future development may vary in any direction from the location of the "circle" but it may not cross a physical barrier that was in existence at the time the map was prepared (i.e. a road, or a stream) unless the "circle" is clearly on both sides of the road, etc.

For example, see Figure 3.

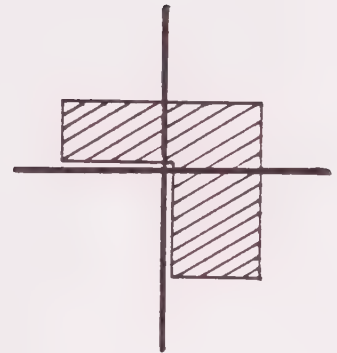
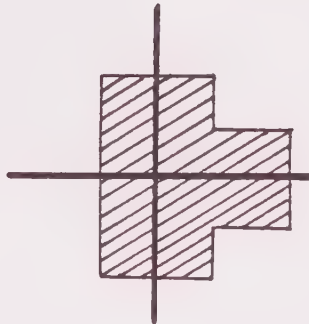
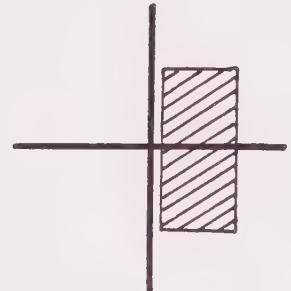
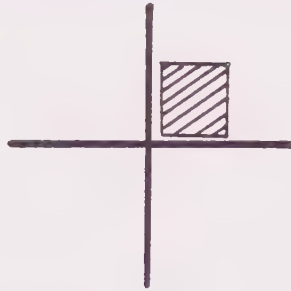
Figure 3

LEGEND-  
ROAD OR STREET

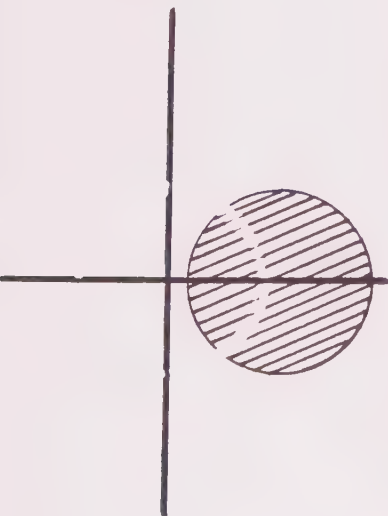
MAP



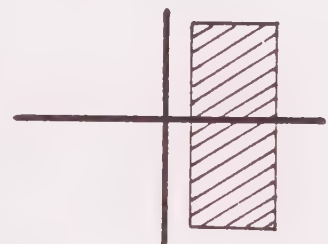
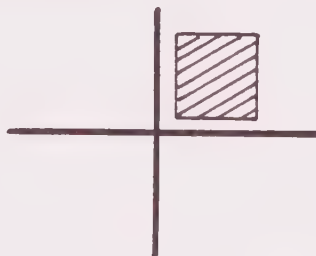
CONSISTENT



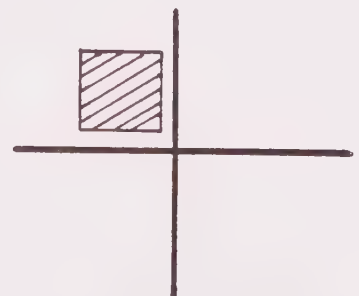
MAP



CONSISTENT



INCONSISTENT



# APPENDIX J:

## HOUSING AND RESIDENTIAL DEVELOPMENT

### HOUSING DEFINITIONS

Above Moderate Income: Above 120% of the county median household income.

Adequate Housing: Housing which:

- 1) Is structurally sound, water-tight and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation.
- 2) Contains enough rooms to provide reasonable privacy for its occupants.
- 3) Is within the economic means of the households who occupy it.

Affordability: Refers to the amount paid for shelter; a household is considered to have problems with affordability if they occupy a unit at a cost greater than 25% of gross household income.

Amenity: Any service or facility which extends beyond the definition of adequate housing.

Central Sierra Planning Council (CSPC): The Council of Governments established by local governments in Alpine, Amador, Calaveras and Tuolumne Counties to facilitate regional planning for this area.

Council of Governments (COG): An organization created to undertake planning and whose membership is composed of elected officials of local governments in the planning area; an organization recognized as an areawide planning organization by the U.S. Department of Housing and Urban Development and/or state agencies.

Department of Housing and Community Development (HCD): The department of California state government which has responsibility for housing policy and programs. HCD establishes the guidelines for preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.

Department of Housing and Urban Development (HUD): The department of the federal government which administers a variety of housing programs. These include among others, Section 8, Section 235, Section 202, and Community Development block grants. HUD also estimates the median household income on an annual basis for certain areas, and Tuolumne County is one such area. The California Department of HCD and the Central Sierra Planning Council use these median income statistics to define the households with below-median incomes, and to measure the extent of their housing needs and the effectiveness of housing programs. The median income refers to the mid-point in the range at which half of the households in an area are earning less and half are earning more.

Deteriorated: Refers to a housing unit which in its present state has obvious defects and exhibits evidence of exterior wall, foundation, roof, chimney and doorway deficiencies which are physically capable of repair.

Delapidated: A housing unit which presently has severe defects in exterior conditions and is no longer safe shelter against the weather. Such units require major repairs or rebuilding, and demolition may be indicated if the costs of rehabilitation exceed the subsequent value of the structure.

Family: Refers to one or more persons related by blood or marriage or a group of up to five unrelated individuals occupying premises and living as a single housekeeping unit.

Handicapped: Persons determined to have a physical impairment or mental disorder which is expected to be of long-continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

Household: All persons occupying a dwelling unit.

Housing Costs: The County of Tuolumne may use the following standards, which generally correspond with the State housing element guidelines, to define how much a household should pay for shelter:

For rental units: Monthly rent should be no more than 25% of gross monthly household income. (For the purposes of this standard, utilities are not included as part of rent.)

For ownership units: Sales price should be no more than 3.0 times gross household yearly income. (For the purposes of this standard, sales price is the price which serves as the basis of the mortgage exclusive of broker's fees, financing, and closing costs.)

Using the standards stated above, it is possible to calculate the price and rent ranges considered affordable for the established income categories based upon the Tuolumne County median household income (\$14,178 by 1980 Census).

<u>INCOME GROUP</u>	<u>RANGE</u>	<u>SALES PRICE</u>	<u>RENT</u>
Lower	\$ 0 - \$11,342	\$ 0 - \$34,026	\$ 0 - \$236
Very Low	\$ 0 - \$ 7,089	\$ 0 - \$21,267	\$ 0 - \$148
Other Lower	\$ 7,090 - \$11,342	\$21,268 - \$34,026	\$148 - \$236
Moderate	\$11,343 - \$17,014	\$34,027 - \$51,042	\$237 - \$354
Above Moderate	\$17,014+	\$51,043+	\$355+

The above figures present standards based upon the County as a whole. On a case by case basis, it would be necessary to adjust the standard based upon the household size.



Housing Unit: The place of permanent or customary and usual abode of a person, including a single-family dwelling, a single unit in a two-family dwelling, multi-family or multi-purpose dwelling, a unit or a condominium or cooperative housing project, a non-housing unit, a mobilehome, or any other residential unit which either is considered to be real property under State law or cannot be moved without substantial damage or unreasonable cost.

Income: Salary and/or wages, interest from assets, tips, pensions, assistance grants. If assets exceed \$5,000, income shall also include actual income from assets or 10% of their value, whichever is greater. Net assets include equity in real property, savings, stocks, bonds, and other forms of capital investment.

Large Family: A family of five or more persons.

Lower Income: Less than or equal to 80% of the County median household income.

Market-Rate Households: Households who, on the basis of their income level, have the financial capability to meet their housing needs without sacrificing other essential needs and without governmental assistance.

Needing Rehabilitation: Refers to a housing unit which in its present state materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is economically feasible to repair.

Overcrowding: Households which have more than one person per room, excluding bathrooms, are considered to have needs with respect to overcrowding.

Senior Citizens: Persons age 62 or over.

Suitability/Habitability: Refers to the condition of a housing unit; households living in units requiring rehabilitation or replacement are considered to have needs with respect to suitability and/or habitability.

Unsound Units: Includes housing units which are deteriorating, dilapidated, or had inadequate original construction.

Vacant Units: Includes those units of vacant for sale or rent, held for occasional use (such as second homes), and other vacant.

Very Low Income: Less than 50% of the County median household income.

#### POPULATION AND HOUSING CHARACTERISTICS

For purposes of housing data analysis, the 1980 Census was used where appropriate information could be derived (See Table 1). Other documents used were:

1. Community Development and Neighborhood Revitalization Study (1979) by the Central Sierra Planning Council for the communities of Groveland, Tuolumne City and Jamestown.
2. Areawide Housing Element (1978) prepared by the Central Sierra Planning Council for its member counties and cities (including Tuolumne County).
3. Housing Element, Tuolumne County (1977) as adopted by the County.
4. Population Projections for California Counties: 1980 - 2020 (1983) Department of Finance: Report 83-P-3.
5. Population Estimates of California Counties (May, 1985) Department of Finance Report 85-E-2.
6. Household Projections for California Counties. 1980 - 2000. Department of Finance Report 84-P-2.
7. Central Sierra Planning Area Housing Needs Plan (1985).

TABLE 1    POPULATION CHARACTERISTICS

Tuolumne County, California\*

	<u>Total</u>	<u>% of Total Pop.</u>
<u>Size of the Population</u>		
Total Population - 4/1/80	30,681	
Population in Households	29,635	
Estimated Population - 1/1/85	35,340	
Population in Households	33,311	
Projected Population - 7/1/92	41,300	
Population in Households	39,890	
<u>Age of the Population - 7/1/85</u>		
0 - 4	2,271	6.7
5 - 17	6,475	19.1
18 - 64	20,815	61.4
65+	4,339	12.8
<u>Ethnic Characteristics of the Population - 7/1/85</u>		
White	30,883	91.1
Black	407	1.2
Asian**	712	2.1
Spanish	1,763	5.2
Other	135	.3
<u>Disabled - 7/1/85***</u>	1,695	5.0

Data Sources: 1980 Census of Population and Housing (percentages used), Department of Finance Reports 83-P-3, 84-P-2, 85-E-2, and Central Sierra Planning Area Housing Needs Plan, except for \*\*\* from the Department of Housing and Community Development.

\* - Excludes the City of Sonora

\*\* - Category includes Asian and Pacific Islander, American Indian, Eskimo, and Aleut.

## KEY HOUSING ISSUES

The conditions in the housing market are the result of the dynamic interplay between supply and demand. As the relationship between these two factors changes, shifts occur in the location, type, density, price and rent ranges of units available to consumers. Certain trends in Tuolumne County's housing market are evident. The most significant general and specific conditions are highlighted in this section. They include the following issues:

### General Issues

- Achieving a balance between housing supply and housing demand
- Maintaining a supply of lower and moderate cost units
- Encouraging the provision of both ownership and rental units
- Need for housing for all age groups

### Specific Issues

- Impact of the Second Home market
- Special needs related to rehabilitation and code enforcement
- The role of mobilehomes in the housing supply

## RELATIONSHIP BETWEEN SUPPLY AND DEMAND

The population projections presented in Chapter II outline the character of the overall demand for new housing in the County. It is estimated that some 5,276 new households may be created in the 4/1/80 - 7/1/92 period (see Table 2).

TABLE 2 HOUSEHOLD CHARACTERISTICS

Tuolumne County, California\*

	Total	% of Households
<u>Household Characteristics</u>		
Households - 4/1/80	11,376	
Persons per household	2.60	
Estimated Households - 1/1/85	12,760	
Persons per household	2.61	
Projected Households - 7/1/92	16,491	
Persons per household	2.41	
Large Families - 7/1/85	1,200	9.1
Elderly Households - 7/1/85	2,900	22.0
Female Headed Households - 7/1/85	2,370	18.0
Overcrowded Households - 7/1/85	565	4.3
<u>Ethnic Characteristics of Householders on 7/1/85, using 4/1/80 percentages</u>		
	Total	Renters
White	12,763	3,370
Black	17	7
Asian**	262	104
Other	133	80
<u>Income Characteristics of Households on 7/1/85, using 4/1/80 percentages***</u>		
	Total	% of Households
Lower	5,138	39.0
Very Low	3,425	26.0
Other Lower	1,713	13.0
Moderate	2,899	22.0
Above Moderate	5,138	39.0

Data Sources: 1980 Census of Population and Housing, Department of Finance Report 84-P-2, Central Sierra Planning Area Housing Needs Plan.

\* - Excludes the City of Sonora

\*\* - Category includes Asian and Pacific Islander, American Indian, Eskimo, and Aleut.

\*\*\* - Assumes that the non-responding households are distributed in the same proportions as those reporting income.



TABLE 3 HOUSING CHARACTERISTICS - 1980

## Tuolumne County, California\*

	Total	% of Total
Total Housing Units	17,700	
Year-Round Units	16,766	94.7
<u>Tenure - Year-Round Units</u>		
Owner Occupied	8,323	47.0
Renter Occupied	3,053	17.2
Vacant	5,390	30.5
Vacant for Sale	402	2.3
Vacant for Rent	278	1.6
Held for Occasional Use	4,144	23.4
Other	566	3.2
<u>Structure Type - All Units **</u>		
Single Family Dwelling	13,840	78.2
2-4 Units/Structure	726	4.1
5+ Units/Structure	425	2.4
Mobilehomes	2,709	15.3
<u>Age of Structures - All Units***</u>		
Pre-1939	2,477	14.0
40 - 49	1,279	7.2
50 - 59	1,982	11.2
60 - 64	1,800	10.2
65 - 69	2,198	12.4
70 - Pres.	7,964	45.0
<u>Conditions of Structures - All Units***</u>		
Sound Unit	15,646	88.4
Unsound Unit	2,054	11.6
Deteriorated	1,611	9.1
Dilapidated	248	1.4
Inadequate Original Construction	195	1.1
<u>Costs of Housing</u>		
Median Value	\$67,700	
Median Contract Rent	\$ 189	

Source: 1980 Census of Population and Housing except for \*\* from the 1974 Special Census applied to 1980 conditions, and \*\*\* from the 1970 Census applied to 1980 conditions.

\* Excludes the City of Sonora

## NEED FOR HOUSING FOR ALL AGE GROUPS

Retirement housing entering to the conventional market can be provided easily in the future. Large numbers of lots and units have been and will be available for this segment of the housing market. New housing opportunities for young families, students, singles and young marrieds will be the major need in the future. To continue to ensure a wide range of housing for households at all stages in the life cycle, additional new housing opportunities will be required.

## IMPACT OF THE SECOND HOME MARKET

According to 1980 Census figures (as illustrated in Table 3) 23.4% of the County's housing stock is "held for occasional use", primarily as second homes for out of County residents. The appeal of the various recreation amenities in the County (Pine Mountain Lake, Lake Don Pedro, as examples) have produced large subdivision activity in which individual lots have been sold for future second home and retirement purposes.

The impact of this reservoir of vacant second home housing and lotting of large areas will create several problems in the future. If these vacant homes and properties are occupied on a permanent basis in the future, the population increase will place increased demand on all levels of public services (police, fire, water, sewer, roads, etc.). Secondly, the lotting of large areas for this purpose hinders the possibility that the land could be used for the construction of more conventional housing. Speculative resale of subdivision lots has contributed to the increase in the sale price for land, particularly in the second home areas.

## SPECIAL NEEDS - REHABILITATION AND CODE ENFORCEMENT

As of 1980, 2054 units or 11.6% of all housing units were in need of rehabilitation and/or replacement. This factor coupled with the fact that 3756 units are more than 30 years old creates a need for effort in this area. Table 4 depicts areas with high concentrations of unsound units.

The impact of this condition is that dispersed rehabilitation will require housing programs and assistance tailored to individual homeowners. Concentrated effort is only possible in the more built up areas of Groveland, Tuolumne City and Jamestown. Since prices and rental structures for those units in need of work may be lower than for other units, special care will be necessary to ensure that lower income households occupying those units are not displaced.

TABLE 4  
SELECTED AREAS AND COUNTY TOTALS, HOUSING CONDITIONS 1974  
Tuolumne County, California<sup>1/</sup>

Area	Occupied Units	Unsound Units		Deteriorating		Dilapidated		Inadequate Original Construction	
		No.	% Occupied Units	No.	% Occupied Units	No.	% Occupied Units	No.	% Occupied Units
Tuolumne (341) <sup>2/</sup>	555	134	24.1	112	20.2	21	3.7	1	0.2
Jamestown (520) <sup>2/</sup>	439	62	14.1	57	13.0	3	0.7	2	0.5
Groveland (422) <sup>2/</sup>	91	50	54.9	33	36.5	13	14.3	4	4.4
Peoria Flat (510) <sup>2/</sup>	151	32	21.2	27	17.8	3	1.9	2	1.7
Basin Creek (340) <sup>2/</sup>	170	30	17.6	25	14.7	3	1.7	2	1.5
Woodham (407) <sup>2/</sup>	203	26	12.8	23	11.3	2	0.9	1	0.5
County Totals	7768	886	11.4	709	9.1	108	1.4	84	1.1

Source: 1974 Special Census

1/ Excludes the City of Sonora

2/ Census reference area

## THE ROLE OF MOBILEHOMES

The large increase in the number of mobilehomes in the housing stock in Tuolumne County is an important factor in the future housing supply. Because of lower costs, the mobilehome may well be the primary housing opportunity for lower income households in the future. Data on the number of mobilehomes in selected areas of the county in 1974 are presented in Table 5.

TABLE 5  
AREAS WITH HIGH CONCENTRATIONS OF MOBILE HOMES: 1974  
Tuolumne County, California <sup>1/</sup>

Area		Total Housing Units		Mobile Homes		
Description	Census Code	Number	% County Total	Number	% Units In Area	% County Mobile Homes
Tulloch	540	140	1.0	112	80.0	5.1
Horseshoe Bend	240	128	0.9	95	74.2	4.4
Chinese Station	550, 552, 553	62	0.4	34	54.8	1.6
Woodham	407	225	1.6	109	48.4	5.0
Lime Kiln	521, 522	306	2.1	146	47.7	6.7
Draper Mine	404	135	0.9	62	45.9	2.8
Springfield	210	299	2.1	130	43.5	6.0
Algerine	410, 411, 412	151	1.1	60	39.7	2.8
Lake Don Pedro	430	63	0.4	24	38.1	1.1
Peoria Flat	510-515	384	2.7	133	34.6	6.1
Sawmill Flat	230	141	1.0	49	34.8	2.2
Gibbs	511	68	0.5	23	33.8	1.1
French Flat	501	69	0.5	23	33.3	1.1
Volponi Acres	513, 514, 516	176	1.2	58	33.0	2.7
East Sonora	400, 401	655	4.6	207	31.6	9.5
Basin Creek	340	194	1.4	51	26.3	2.3
Total of Above Areas		3,196	22.4%	1,316	41.2%	60.4%
County Total <sup>1/2/</sup>		12,741	100.0%	2,166	17.0%	100.0%

Source: 1974 Special Census

1/ Excludes the City of Sonora

2/ Total includes other incorporated areas not listed above

## ANALYSIS OF THE COUNTY OF TUOLUMNE'S HOUSING NEEDS

Within the limits of current data availability and reliability discussed above, this section presents a detailed analysis of the County's immediate and future needs. Both the county as a whole and specific areas have been reviewed. The following general factors were evaluated:

- affordability: The number of households in the County that occupy a unit at a cost greater than 25% of gross household income..
- overcrowding: the number of housing units with more than one person per room, excluding bathrooms.
- suitability/habitability: the number of households living in housing needing rehabilitation or replacement.

- future housing responsibility: an assessment of the future housing opportunities for the county's lower income households, and the numerical implication for Tuolumne County's future housing needs.

The majority of the data used in this discussion is taken from the 1974 Special Census, the Areawide Housing Element (1978) prepared by the Central Sierra Planning Council, the Community Development and Neighborhood Revitalization Study (1979) conducted for the communities of Groveland, Tuolumne City and Jamestown by the Central Sierra Planning Council, and from data on the new household formations and population growth anticipated in the period 1980 1992. As a result of these evaluations and analyses, Tuolumne County's housing needs were divided into the following components:

- immediate need, comprising the needs of current Tuolumne County residents; and
- the projected future housing needs of the county to 1990.

These analyses have been prepared in conformance with the revised housing element guidelines as defined by the State Department of Housing and Community Development.

#### COUNTYWIDE IMMEDIATE NEED: CURRENT RESIDENTS

Affordability: Financial constraints present the primary problem in the provision of affordable housing to county residents. This is reflected within fluctuating interest rates, continued inflation, and difficult loan requirements. Given this situation, housing becomes a primary consideration for all income categories, but particularly the very low and other low groups.

The 1979 Update to the California Statewide Housing Plan determined that in July 1978, 1,490 lower income households (less than 80% of the County median)



were overpaying for housing (including the City of Sonora). 560 were owner households, and 930 were renter households. The 1980 census indicates that in the unincorporated area of the County, 61% of lower income households were overpaying; 70% of lower income households that were renting, and 53% that were owners. 38% of all households in the County were overpaying. This is easily understood given the economic situation nationwide. It is generally acknowledged that a change in the nation's economy will have to occur before the affordability constraint can be effectively addressed. With respect to moderate income households overpaying, few figures are available to complete an accurate analysis. Based upon limited figures available from the Census, it is estimated that some 683 moderate income households may experience overpaying problems, 257 as renters, and 426 as owners. For a total figure, an estimated 2,383 households (21%) were overpaying for housing in 1981. Applied against estimated households for July 1985, 2,767 households may be overpaying for housing.

Overcrowding: As is illustrated in Table 2, 4.3% (565) of the County's households are classified as being overcrowded. It is undetermined whether specific housing needs exist for this group, so it is difficult to address the problem as a whole. A number of overcrowded households lack complete plumbing for exclusive use. According to the 1980 Census, 28 such units exist in the unincorporated part of the county. These households may be eligible for federal or state grants or loans oriented toward alleviating threats to health and safety. The county currently relies upon the Central Sierra Planning Council, and several private sector businesses, to provide services to residents regarding these opportunities.

Suitability/Habitability: Existing housing conditions are a concern in Tuolumne County. Conditions in 1980 reflected a need to rehabilitate 1806 units and to replace an additional 248 units. Efforts to rehabilitate units in the county will enable future households to have an increased supply of lower cost shelter of standard quality.

## COUNTYWIDE SPECIAL NEEDS

Minorities: In 1980, 8.9% of the population was classified as minorities. The Tuolumne and Jamestown Rancherias, with concentrated Indian populations, have a high percentage of deteriorating housing units and these areas are small in terms of population and housing need attention. It should also be noted that the Rancherias are eligible for housing funds which aren't available for use in other areas of the county.

Large Families: The ability or inability of large families, i.e., families with five or more members, to find housing of adequate size is usually a function of income. The primary need for large families in Tuolumne County is the availability of housing units large enough to accommodate them. Two recent trends in the building industry compound their problem. First, particularly in response to overall changes in household size, fewer 4-bedroom units in for-sale housing and 3-bedroom units in rental apartments are being constructed. Second, there is a tendency for builders to cut costs by decreasing the square footage of floor area rather than by other means. Units which a large proportion of households can afford are therefore unlikely to be capable of accommodating large families without overcrowding.

In 1980, the percentage of large families countywide was 9.1%.

Disabled and Elderly: Within the disabled group, three distinctions are made: developmentally disabled, physically disabled, and mentally disordered. Developmentally disabled is usually attributed to mental retardation, cerebral palsy, epilepsy, autism, or other neurologically handicapping situation. Physically disabled usually applies to severe health impairment or need for a protective physical environment. Mental disorder is a clinically significant behavioral or psychological syndrome or pattern that occurs in an individual.

The need for housing for the disabled often requires special construction - whether it be for a single individual, or group situation. The major challenge is in provision of opportunity for mainstream activities for those disabled desiring to undertake them.

One recent activity has been the construction of the Cabrini Center in Jamestown. The Cabrini Center houses up to eight retarded adults and one or two houseparents in a five-bedroom facility. Sponsored by the Cabrini Center non-profit corporation, Tuolumne County served as the applicant to the Department of Housing and Urban Development for funding under the Deferred Loan program. Assistance was received from the Central Sierra Planning Council in loan application processing.

With respect to the elderly, house and property have been identified as high concerns. In analyzing the housing needs further, the distinction will be made between owner and renter situations.

Owner: Many elderly own their homes, which are typically occupied by one or two people. While house payments are generally not a problem, there are other factors which enter in. Taxes and insurance can be burdensome on limited incomes, as can be the maintenance and upkeep. When an individual gets older, assistance may have to be sought out in order to maintain the house, and as such some independence is lost. Eventually, the individual may have to move into smaller quarters, or enter a nursing home. All of these options require movement out of an established neighborhood, losing contact with friends.

There is a need by many elderly homeowners for reconstruction and rehabilitation of their homes. Construction costs, inflation, and interest rates inhibit the ability of these people to make necessary health and safety repairs. Increasingly they must depend upon limited federal or state grants and/or loans to make these repairs.

Renter: Elderly renters confront many of the same types of situations as elderly homeowners. Housing costs take a large portion out of the renter's monthly income. In the area, high rents are a reality with not enough relief

available. Farmers Home Administration 515 funds are a possibility for elderly housing. Section 8 rental subsidies are another possibility, however, more certificates could be used. Elderly renters also face problems with substandard housing. Because of limited incomes, some elderly may be forced to live in structures with health and safety problems. Sadly, they can exercise little influence with their landlord to correct these problems, so the hazards remain.

Students: In recent years, Columbia Community College has expanded its student population. The nearby Columbia area serves as one major location for student housing. While no specific information is available to define specific housing needs, the General Plan identifies the need for close coordination between the school and the County concerning student housing needs.

Need of Emergency Shelter: The state statutes of 1984 added as a housing element requirement an analysis of families and persons in need of emergency shelter. Certainly, in Tuolumne County, such a need does exist. There are several agencies which respond to this need.

The Amador-Tuolumne Community Action Agency, which receives funding from Tuolumne County for operation, maintains a six bedroom emergency shelter. Through May of 1985, the shelter had accommodated approximately 270 families in need of emergency housing. A-TCAA will also contribute for a 2 night motel stay. The agency employs a housing advocate to assist families in finding places to stay.

The Mother Lode Women's Crisis Center, which also received funding and in-kind services from the County, operates an emergency shelter for women (and their children) who have been beaten or threatened by husbands or boyfriends. On an average year, the shelter houses 50 women and 80 children; it should be noted that women and children housed in 1983 and 1984 increased sharply over the 1981 and 1982 years.



The Tuolumne County Welfare Department has received limited funding through the Federal Emergency Management Agency (FEMA) to help pay rent for approximately one month for families that have been evicted.

Finally, there are other miscellaneous organizations (such as St. Patrick's Church, United Methodist Church, and Salvation Army, as examples) who have limited funds set aside for 1-2 night motel accommodations.

#### SUMMARY: COUNTYWIDE IMMEDIATE NEED

The results of these analyses show that the following need exists:

Affordability	2,767 households (maximum)
Rehabilitation/Replacement	2,054 units

Care should be taken in utilizing these figures in that they represent best estimates. Their primary purpose is for use as target figures to be addressed in the action plan of the Housing Element.

#### SPECIFIC AREA NEEDS: TUOLUMNE CITY AND JAMESTOWN

In 1978 and 1979, a special survey was conducted by the Central Sierra Planning Council, in which specific population and housing information was tabulated for several areas. This survey outlined specific housing needs in these communities and was conducted as a part of the areawide Housing Element and Housing Opportunity Plan. The Tuolumne City and Jamestown surveys have been summarized as examples in Tables 6 and 7. These surveys are good examples of Central Sierra's housing information studies and are useful in analyzing the county's specific needs. While no assumption should be made on a countywide basis as a result of these surveys, they have served to point out some particular needs in the survey areas. In-depth frequency distributions and computer cross tabulations are available for all three survey areas.



TABLE 6  
TUOLUMNE CITY SURVEY RESULTS: 1979<sup>1/</sup>

	<u>Number</u>	<u>% Total</u>
<u>Total Households</u>	<u>526</u>	<u>100.0</u>
Owner	337	64.1
Renter	189	35.9
<u>Head of Household: Total</u>	<u>526</u> <sup>2/</sup>	
Senior Citizen	190	
Large Family	62	
Minority	48	
Female Head	141	
Special Needs	94	
<u>Housing Type: Total</u>	<u>576</u>	<u>100.0</u>
Single Family	495	85.9
Duplex	14	2.4
Multifamily	6	1.1
Mobilehome	61	10.6
<u>Housing Conditions: Total</u>	<u>576</u> <sup>3/</sup>	<u>100.0</u>
Sound/Minor repairs needed	324	59.3
In need of Major repair	234	40.7
<u>Low Income Households</u>		
<u>Characteristics: Total</u>	<u>235</u> <sup>2/</sup>	
Senior Citizen	133	
Large Family	6	
Minority	27	
Female Head	N/A	
Owner	147	
Renter	99	
Living in Substandard Housing	115	

Source: Tuolumne City Survey Results, 1979 Central Sierra Planning Council.

1/ Extrapolation from a survey of 441 households.

2/ Numbers add to more than the total due to overlap between characteristics.

3/ Higher than 1974 census data due to different criteria, boundaries, and five year time difference.

TABLE 7  
JAMESTOWN SURVEY RESULTS: 1979<sup>1/</sup>

	<u>Number</u>	<u>% Total</u>
<u>Total Households</u>	<u>320</u>	<u>100.0</u>
Owner	157	49.0
Renter	163	51.0
<u>Head of Household: Total</u>	<u>320<sup>2/</sup></u>	
Senior Citizen	181	
Large Family	30	
Minority	42	
Female Head	89	
Special Needs	75	
<u>Housing Type: Total</u>	<u>342</u>	<u>100.0</u>
Single Family	221	64.6
Duplex	12	3.5
Multifamily	33	9.7
Mobilehome	76	22.2
<u>Housing Conditions: Total</u>	<u>342<sup>3/</sup></u>	<u>100.0</u>
Sound/Minor repairs needed	134	39.2
In need of Major repair	208	60.8
<u>Low Income Household</u>		
<u>Characteristics: Total</u>	<u>157</u>	
Senior Citizen	81	
Large Family	2	
Minority	10	
Female Head	N/A	
Special Needs	16	
Owner	77	
Renter	80	
Living in Substandard Housing	66	

Source: Jamestown Survey Results, 1979 Central Sierra Planning Council.

1/ Extrapolation from a survey of 232 households.

2/ Numbers add to more than the total due to overlap between characteristics.

3/ Higher than 1974 census data due to different criteria, boundaries, and five year time difference.

Some generalizations can be made for these areas as a result of the surveys:

- A large percentage of housing units are in need of major repairs and/or rehabilitation.
- A large percentage of Senior Citizens in both areas have lower incomes and reside in housing that is in need of major repairs.
- The correlation between lower income households and residence in units that need major repairs and/or rehabilitation is high.
- Special needs households (handicapped, single parent households) are also in need of better housing conditions.

Future housing programs in these two communities could well focus on the conditions found in these surveys. The problems of lower income families living in substandard housing is especially prevalent in both areas. The special needs of minorities, Senior Citizens and single parent households have been identified as well.

#### FUTURE HOUSING RESPONSIBILITY

California planning law requires each locality to "make adequate provision for the housing needs of all economic segments of the community" [Government Code Section 65580(d)]. Local responsibility is to be measured in terms of the housing needs of not only the resident population but also a fair share of those households who might reasonably be expected to live within the local jurisdiction in the future. To assist localities in evaluating their housing responsibilities, the housing element law calls for the preparation of a regional housing needs plan for the future. According to the law, this plan is to be used by a locality to address its share of future housing needs.

In the case of Tuolumne County, regional housing needs are addressed in the Central Sierra Planning Area Housing Needs Plan, as approved by the Central Sierra Planning Council in September 1985. This plan presents the allocations of housing needs of persons at all income levels for the jurisdictions within

the Central Sierra Planning Area, through July 1992. The levels of household growth and construction need are estimated minimum levels required. Household growth figures by income group are presented as follows:

Income Group	Households		Percentages	
	1985	1992	1985	1992
Very Low	3318	4288	26	26
Other Low	1659	2144	13	13
Moderate	2807	3628	22	22
Above Moderate	4976	6431	39	39
TOTAL	12760	16491	100	100

While the chart projects unit needs of the various income groups, it is not an indicator of the new construction need, which is discussed on Page I-43. What is important to remember is that the projected unit needs for the income groups should be viewed with caution as they do not necessarily represent households with specific housing needs. The County's housing program has been established reflective of the best ability to respond to these needs.

#### EMPLOYMENT TRENDS

The housing element statute requires a review of employment trends, which has been completed elsewhere in the MEIR Documentation. The reader is referred to Section IV regarding Economic Development and Employment considerations.

#### LAND INVENTORY

The purpose of the land inventory is to determine the availability of sites for housing development. Section VIII of the MEIR Documentation presents statistics on the acreage of land in each General Plan designation on a map-by-map basis, and a quantification of the total residential carrying capacity within the General Plan Priority Areas. The reader is referred to that section.

In addition, residential developments in areas which have historically experienced moderate to high growth have been selected in Table 8 and 9 to illustrate the availability of existing parcels presently served by paved roads, public water and public sewer or individual septic system. This analysis is presented to illustrate that there is an adequate stock of vacant lots sufficient to meet the new housing construction needs, and that provisions for necessary public services such as water, sewer, and other services have been made.

Mobilehomes, when placed on approved foundations, are permitted on any lot under the identical conditions as any other dwelling. In addition, mobilehome parks are "permitted uses" in the RE-5, RE-2, RE-1 and R-3 districts and allowed subject to a Use Permit in the R-1 and R-2 districts.

TABLE 8  
VACANT LOT SURVEY

SURVEY OF VACANT LOTS EXISTING WITHIN APPROVED SUBDIVISIONS

Completed September 1982

<u>Subdivision</u>	<u>No. of Lots</u>	<u>Zoning</u>	<u>Max. D.U.</u>	<u>Paved Roads</u>	<u>Public Water</u>	<u>Public Sewer*</u>
Lake Don Pedro Unit 1	149	RE-5:MX	149	Yes	Yes	No
Lake Don Pedro Unit 2	485	RE-2:MX	485	Yes	Yes	No
Lake Don Pedro Unit 3	427	RE-2:MX	427	Yes	Yes	No
Pine Mountain Lake	1780	R-1:MX	1780	Yes	Yes	No
Pine Mountain Lake	1056	R-1:MX	1056	Yes	Yes	Yes
Phoenix Lake Country Club Estates	216	R-1:MX	216	Yes	Yes	No
Sonora Meadows	226	R-1:MX	226	Yes	Yes	Portion
Crystal Falls	260	R-1:MX	260	Yes	Yes	Portion
Willow Springs	206	R-1:MX	206	Yes	Yes	No**
Twain Harte	201	R-1:MX	201	Yes	Yes	Yes

\* Individual Septic Systems are permitted on lots larger than 1/3 acre.

\*\*Sewer Project approved  
D.U. = Dwelling Units



TABLE 9  
SURVEY OF VACANT MULTI-FAMILY PARCELS EXISTING AS OF JANUARY 1984

<u>Area</u>	<u>Parcels</u>	<u>Acres</u>	<u>Zoning</u>	<u>Maximum D.U.</u>
Greenley Road/Cabezut Road	3	65+	R-3:MX	975
Pine Mountain Lake	46	11+	R-3:MX	217
Twain Harte	4	18+	R-3	270
Twain Harte	1	.8+	R-2	6
Mi-Wuk Village	21	4+	R-3:MX	60
Columbia College	6	40.8+	R-3:MX	612
Tuolumne City	12	37+	R-3	555

D.U. = Dwelling Units

#### MARKET AND GOVERNMENT CONSTRAINTS

In preparing the County of Tuolumne's housing element, attention was given to factors which may impede the ability of the local market to respond to housing needs. These factors include: 1) conditions in the housing market which affect the cost and availability of units, and 2) actions by the County of Tuolumne and other government agencies which affect housing development. This section discusses these constraints.

#### MARKET CONSTRAINTS

In recent years, the demand for housing in Tuolumne County has been very strong. As of July 1, 1985, an estimated 3,400 people have been added to the unincorporated population since the 1980 Census. A disproportionately large amount of this growth has occurred in the Phoenix Lake, Soulsbyville, Groveland and Twain Harte areas. Increased activity in a number of sectors in the local economy - tourism, construction, government employment have combined to strengthen the demand for housing.

Partly because apartment construction in the county has been relatively sparse and land prices have been increasing, the cost of housing has been rising. While migration into the county continues, the supply of low- and moderate-price housing appears to be dwindling in relation to demand. The cost of land, financing, labor and materials, as well as the interaction between the supply of and the demand for housing, have an impact on the county's housing situation.

The following analysis provides a summary of recent development costs.

1985 Typical Development Costs - Tuolumne County  
3 Bedroom Conventional Single Family Unit (1,500 sq. ft.)

Land Costs	\$18,000
Site Development	2,500
Construction	63,000
Financing	3,000
	<hr/>
	\$86,500
 Actual Sales price	 \$91,000

Source: Tuolumne County Planning Department survey of local contractors and realtors, November 1985

Rental Rates. Fair market rental housing information was obtained from the Central Sierra Planning Council. The figures have been obtained for units of various sizes, and includes an allowance for utilities.

1985 Fair Market Rental Rates - Tuolumne County

<u># of Bedrooms</u>	<u>Rates</u>
Studio	\$267
One Bedroom	329
Two Bedroom	386
Three Bedroom	481

Source: Central Sierra Planning Council, November 1985.

Attitudes of Builders Toward Government Housing Programs

In general, few new housing projects have been built in conventional, large scale, single-family tracts or in apartment complexes in the county in recent years. Most houses (single-family) are custom built on the site or in small tracts. Economies of mass production have had little impact on the housing inventory. As a result, only a few Section 236, Farmers Home Administration and other federally or state assisted housing program units have been constructed. However, with the demand for lower priced housing, it is anticipated that more such projects will be built.

Availability and Cost of Land

In the more urbanized areas of the county in which housing is being built for year round residents who live and work in the county, land is still readily available for new development. Due to the county's recreation attractions, many second-home subdivisions and lots have been sold for the second-home market. Most of these areas are found in the snow country and in large scale development areas such as Pine Mountain Lake and Lake Don Pedro.

Speculative buyers and second-home buyers have bought thousands of undeveloped lots which have not been built upon. These empty lots have caused a great deal of readily developable land to be removed from the market in these areas. In some areas, the practice of parcel divisions into smaller 10, 5 or 2½ acre sizes has also divided the land.

Another significant factor is the fact that much of the county is in hilly or mountainous terrain, not lending itself to easy development or low cost construction techniques. The combined impact of these factors has caused land prices to rise in the county in recent years.

#### Construction Costs

Mass production methods in single family and multi-family construction have not been utilized to a great extent for the reasons outlined in the previous discussion. Labor, wage rates and construction materials have followed California trends in recent years and factors in higher housing prices in the county.

#### Speculation

The most significant speculation in residential real estate has been in the second-home market. Thousands of lots have been bought for investment purposes rather than for occupancy as a first or second residence. It remains to be seen whether energy constraints, employment opportunities and/or distance from metropolitan areas will materially affect the saleability or construction of large numbers of second-home units in the future.

Fortunately, a broad spectrum of housing prices and rents is available because a large proportion of the county's housing units are older. Many of these serve as a major source of housing opportunity for low and moderate income households.

### Availability of Public Services

The adequacy of sewage disposal, water supply, and fire protection services, among others, place continuing constraints on the availability of land for development. While plans have been developed for adequate provision of these facilities near various communities, many areas of the county are only suitable for very low density due to the absence of these and other services.

### Ability to Provide Lower Cost Housing Units

The General Plan designates areas for residential development at several density levels. Several thousand units could be built in the various areas designated for higher density (Urban Multi-Family Residential - up to 15 DUs per acre; and Urban Single-Family Residential - 7,500 square feet minimum lots). Refer to the previous section for available vacant lots. In addition, mobile-home development is a permitted use in many areas.

It is anticipated that the major source of lower cost housing units will be mobilehomes and new higher density single-family and multi-family development in the future. However, actual development still depends on when landowners and developers choose to build in the market place. Supply and demand will dictate the timing, rate, character and sequence of residential development in Tuolumne County.

### GOVERNMENT CONSTRAINTS

The California Legislature has delegated specific responsibilities and a certain amount of discretionary authority over the development and use of land. Through building codes, development procedures, requirements, and fees, counties (and cities) influence the location, density, type, number, quality



and appearance of housing units in their jurisdiction. These actions, in turn, affect the cost and availability of housing not only within their jurisdictional areas but in the region as a whole. Tuolumne County's Revised General Plan and the county's development process is reviewed in this section to ascertain their impact on the county's ability to respond to its housing needs. Attention is also given to actions by other local, state, and federal government agencies which affect this endeavor.

General Plan. It is through the General Plan that local jurisdictions attempt to define policies affecting the rate, type and location of growth and change, and to resolve competing priorities and concerns. It should be noted that housing is only one of a number of important issues which Counties and Cities must address. Tuolumne County's Revised General Plan, and especially the sections of the Plan comprising the Land Use Element, establish the framework for development in the county. It provides the context in which the County of Tuolumne has attempted to address its housing needs.

The area designated for residential development within the county has the capacity to accommodate new and additional development. Sufficient land is available for mobilehome and multi-family development which has a potential for providing lower cost units. It should be noted, however, that higher densities do not guarantee lower costs. The market constraints described in the preceding section tend to hinder the provision of new lower cost housing in the county. The County's General Plan (and Zoning Ordinance) can provide the opportunity to reduce costs through increased densities. In terms of density and possible rate of production, the County of Tuolumne's Revised General Plan is not viewed as constraining the provision of housing, but rather as encouraging housing development in appropriate and serviceable locations.

Development Process. The County of Tuolumne's Revised General Plan establishes the maximum number of units which can be built in the county. It states the county's potential capacity for housing. In order to build these units, developers must obtain a series of approvals. The major steps in the development process are shown in Table 10.

Builders often complain that local government red tape and delays are one reason for the current high cost of housing. Certain steps in the development process are required by State rather than local law. These include:

- Amendment of the General Plan to ensure consistency between the land uses shown and the development requested.
- The filing of tentative and final tract or parcel maps; the Subdivision Map Act requires that local jurisdictions must process these maps within 50 days.
- Adoption and enforcement of building codes.
- Compliance with the California Environmental Quality Act (CEQA); under this law, the County must determine whether or not an Environmental Impact Report is required at certain steps in the development process; CEQA also establishes the time required for public review and posting of environmental documentation.

These requirements are outside local control. Each of them involves a certain cost to developers. This cost is reflected in higher housing prices and rents for the consumer.

TABLE 10  
REQUIREMENTS FOR APPROVAL OF DEVELOPMENT \*

Tuolumne County, California

<u>Approval</u>	<u>Approx. Processing Time in Months</u>	<u>Environmental Determination</u>	<u>Required by State Law</u>
General Plan Amendment	3	Yes	Yes
Zone Change	2	Yes	No
Tentative Tract Map	1-2	Yes	Yes
Site Development Review	2-3	No	No
PUD Permit	3-4	Yes	No
Final Tract Map	1	No	Yes
Design Review	1	No	No
Conditional Use Permit	2	Yes	No
Plan Check/Building Permits	.5-1	No	Yes

\*A typical development will not require all of these approvals.

The size of the staff assigned to process development is one obvious way the County influences the rate of housing production and thus its costs. California law (AB 884) requires local jurisdictions to complete the processing of any discretionary action such as a zone change within one year from submittal. The law will have an impact on housing costs attributable to processing delays. Even though the County departments involved in processing development applications operate in an expedient manner, efforts are being taken to make the development process easier. These efforts include:

- Preparation of public handouts to help understand the development process. A development guide has been prepared, and is comprised of two parts: a) a summary, which briefly explains the County development process, and b) an in depth manual, oriented toward the developer actively involved in business.
- Elimination of the requirement for a zoning permit by the Planning Department. Requirements previously needed under this permit are to be handled by the Building Department at the development stage of a project.
- Development agencies under one roof. All County departments involved in development activities (including sanitarians from the Health Department) are housed under one roof, thus leading to more efficient and effective reviews of development applications.

- With respect to mobilehomes, Tuolumne County has always had one of the most liberal policies in the State in the location and siting of mobilehomes. Under SB 1960, this became even more liberalized - the Mobilehome Excluded (MX) Zone only applies to those without foundations.
- There are a number of vacant lots available throughout the County with absolutely no constraints upon them - to construct a house only requires a building permit.

From the above, it can be seen that the County has committed itself to a number of positive steps toward making the necessary permit process much easier and efficient.

Fees. The County of Tuolumne has traditionally defined a development fee schedule which is modest, in comparison with those jurisdictions which recover most or all of their processing costs by means of high fees. The current development fees charged by the County are shown in Table 11. On the average, the fees charged by the County for permit processing represent less than 60% of the actual cost to provide the services. It is obvious that the fee structure does not represent an unwarranted constraint to the production of lower cost housing. In fact, as is pointed out above, due to the numerous vacant lots throughout the County, a significant amount of housing could be provided with only a building permit required.



TABLE 11  
DEVELOPMENT FEE SCHEDULE: 1985  
 Tuolumne County, California

<u>Type</u>	<u>Fee</u>
General Plan Amendment	235.00
Zone Change	240.00
Tentative Tract Maps	\$100 + \$5 per lot
Final Tract Map	0
Site Development Permit	285.00
Conditional Use Permit	150.00
PUD Permit	295.00
EIR Processing	300.00 plus 5% of contract amount
Variance	135.00
Design Review	0
Plan Check	Per UBC, Chapter 70, based on square feet
Inspection fees	Included in Plan Check
Sewer, water, others	As per separate schedules

Cost of Public Improvements. A recent trend has been for counties and cities to require each new development to pay its own way rather than have existing residents pay the costs generated through local taxes. In Tuolumne County, special districts, such as the Groveland Community Service District and a number of Fire Protection Districts have been created to address localized concerns, and Improvement District No. 1 was formed for regional sewer interceptor improvements. Insofar as assessment districts are concerned, this vehicle may be a valid way of helping pay for the costs for future developments. In summary, efforts to date have helped local developers to lower offsite improvements to some extent.

Building Codes and Design Requirements. Building construction standards in Tuolumne County are based upon the Uniform Building Code (UBC).

Actions of Other Government Agencies. In many instances, the future decisions of other local governmental entities will affect the availability of land available for development. These actions will direct the pressure for development and may ultimately affect sales prices and rents. Possible examples of such future actions are as follows:

- Actions of the County Health Department regulating septic tanks and their location.
- Water pressure zones and service areas defined by water service providers.
- Sewer service areas and the extent to which surplus capacity can be maintained.
- Fire Protection zones and response times.

Resources Available for Housing Programs. The last, and most significant governmental constraint on the County's ability to address the housing needs in its jurisdiction, is the amount of funding available for housing activities. Significant funding changes in the past several years have severely limited the possibility of local support for housing projects.

In the past, the County of Tuolumne has not been financially able to administer ambitious housing programs. The Central Sierra Planning Council, the four-county Council of Governments, has been active in surveys, program management and grant applications for several housing projects in the county (FMHA 515 projects, Section 8 analysis, etc.). This organization may be best equipped to provide major assistance to the County in the future in terms of operating housing programs.

A number of federal and state programs provide funds for housing activities. This section contains a list of commonly used federal and state programs which could be utilized in the future. This list is by no means complete, but indicates the range of programs available. Also included is a description of those programs the Central Sierra Planning Council has initiated or has operating that implement some of the policies of this plan. It provides an indication of the extent of involvement that the County can expect from the Regional Agency at this time.

#### SPECIFIC STATE AND FEDERAL PROGRAMS

Community Development Block Grant Program (CDBG). The Housing and Community Development Act of 1974 has provided block grants to cities and counties for housing and community development purposes. The primary purpose of this program is to revitalize deteriorating neighborhoods, and to improve and expand housing opportunities available to lower income households. Funds are distributed by the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Eligible activities include housing rehabilitation, code enforcement, construction, repair, or replacement of streets, sewer and water

lines, construction of community centers in lower income neighborhoods, acquisition of land, the provision of incentives to developers to construct lower cost housing, and planning and administration.

The County of Tuolumne has participated in the CDBG program in the past and intends to do so in the future.

Section 8 Rental Assistance Program. The Section 8 Program consists of two parts: 1) assistance to tenants in existing units and 2) contracts to provide assistance to tenants in new units.

Under the existing program, lower income households apply to the designated housing agency to receive rent assistance. The housing authority screens each applicant to ensure that they qualify by income. Then they issue a certificate entitling the applicant to housing assistance payments. The applicant must locate an apartment which falls within certain rent limits, is in a standard condition, and where the owner is willing to participate in the program. HUD determines the rent limits for each county on a periodic basis. Tenants pay 25% of their income toward the rent. The housing agency pays the landlord the difference between the tenant's contribution and the actual fair market rent. Each year the housing agency must re-certify that tenants are still eligible by income, and that they are contributing 25% of their income for rent.

This program is currently administered by the Central Sierra Planning Council on behalf of the County of Tuolumne:

Section 235 Mortgage Assistant for Moderate Income Homeowners. Section 235 subsidizes the interest rate paid for mortgages on new and rehabilitated units to as low as 5%. The amount of the subsidy depends on the income of the family receiving assistance. Families must have an income of less than 95% of the county median income to be eligible for the program. They must make a downpayment of at least 3% and contribute at least 20% of their income toward

the mortgage payments. The family's income is re-certified on a periodic basis; the subsidy continues until the homeowner can afford the mortgage, insurance, and taxes without assistance.

The program is still operating and funding may be available.

California Housing Finance Agency (CHFA). In 1974, the California Legislature created this agency to provide low interest loans for housing construction and rehabilitation. CHFA programs are funded through revenue bonds. Their current authorization allows the sale of 450 million dollars in bonds with an additional 500 million dollars allowed with voter approval.

Private developers, non-profit sponsors, local jurisdictions, and local housing authorities may submit applications to receive funding for specific projects. Local jurisdictions may also apply to become a local housing agency. If so designated, they may review project proposals and comment on whether or not they conform to the Housing Element provisions of their General Plan and their Housing Assistance (HAP). The HAP is submitted as part of a local jurisdiction's CDBG application.

The California Supreme Court has ruled that projects built using CHFA funding are subject to the same requirement for an Article 34 referendum as public housing. The California Attorney General's office has issued an opinion that Article 34 would not apply to projects providing ownership units or mixed income projects which contain less than 34% low cost units.

Farmers Home Administration (Department of Agriculture). A variety of programs are available for loans for the construction, repair or purchase of housing and necessary public improvements for rural families (e.g. Sections 515, 504, 502).

These programs have been utilized in the County of Tuolumne in the past.



HUD Section 312 (Rehabilitation Loans). Funding is also available for rehabilitation of residential property identified in Housing Assistance Plans, CDBG target areas and code enforcement areas. Owners or tenants of property may be eligible.

To date, the County of Tuolumne has not availed itself of some of these opportunities and could make use of some of these programs.

Central Sierra Planning Council. The Central Sierra Planning Council (CSPC) is the four county council of governments serving Alpine, Amador, Calaveras and Tuolumne Counties. Since March of 1980, CSPC has provided active housing assistance services on behalf of its member agencies. The following summarizes the past and present housing activities of CSPC as they have benefited Tuolumne County.

- Rehabilitation Packaging Assistance. These services were provided to homeowners, seeking grant or loan assistance under the FmHA Section 502 and/or 504 programs for rehabilitation to existing units. Thirty packages prepared by the CSPC housing staff were approved by FmHA. Eighteen of these were loan packages totalling \$96,700, and twelve were grants totalling \$46,680.

Due to funding constraints, CSPC does not currently provide these services. Applicants must prepare packages themselves, or seek out assistance from private sector individuals knowledgeable of the FmHA 502/504 process.

- New Construction Packaging Assistance. Packaging assistance by CSPC was directed toward new construction loans under the FmHA Section 502 program. Thirty CSPC prepared packages were approved by FmHA, for a loan total of \$1,316,976.

Due to funding constraints, CSPC does not currently provide these ser-

vices. Applicants must prepare packages themselves or seek out assistance from private sector individuals knowledgeable of the FmHA 502 process.

- Section 8 "Existing" Program. CSPC administers this program locally on behalf of the state Department of Housing and Community Development (HUD). Prior to CSPC administration, only 27 of the available 37 "certificates" were being utilized.

Currently, all of the 68 available certificates are being used. There is such a demand for the certificates, a waiting list is in effect. The distribution of the certificates, and the length of wait, is as follows:

28 one-bedroom units (5 years)  
21 two-bedroom units (3-4 years)  
14 three-bedroom units (3-4 years)  
4 four-bedroom units (3-4 years)  
1 five-bedroom unit (3-4 years)

- Deferred Loan/Section 8 Moderate Rehab Program. This program provided deferred, low interest loans for rehabilitation of rentals, against which Section 8 rental subsidy is applied. In the unincorporated area of the County, 19 units participated in the program, in the following areas:

5 in Jamestown (\$30,000 in funds)  
9 off Tuolumne Road (\$90,500)  
5 off Serrano Road (\$30,000)

No funding is currently available under this program.

- Community Development Block Grant. The County has been an active participant in the Small Cities CDBG program. CSPC has assisted in the implementation of a storm drainage and housing rehab CDBG in Tuolumne City.

To date, 21 units have been rehabilitated; 11 of those units were weatherized by the A-TCAA Weatherization Program.

For the 1985 round of CDBG funding, the County submitted an application for water system improvements and housing rehab in Jamestown. For the housing rehab component, it is intended that 28 units be improved. This program will also be implemented by CSPC and the County.

- FMHA Section III Grant. In March of 1979, CSPC received a Section III planning assistance grant for the purpose of conducting surveys of housing and building conditions in Sonora, Tuolumne City, Jamestown and Groveland. The survey results have been used for General Plan preparation, targeting of housing assistance, and CDBG targeting.
- Home Weatherization Program. From July 1976 through December 1981, 130 housing units were weatherized in Tuolumne County on grants provided by the Community Services Administration and the Department of Energy. The program was transferred to the Amador-Tuolumne Community Action Agency (A-TCAA) in 1982. Through a variety of programs providing weatherization and solar assistance, 1,150 units were served by A-TCAA through April 1985.

#### ENERGY CONSERVATION OPPORTUNITIES

With respect to residential development, there are several energy conservation opportunities which the County employs. Obviously, through its adherence to the Uniform Building Code, energy considerations must be made in building construction. And, to the extent feasible for a heavily wooded and mountainous area, subdivision and parcel maps are reviewed for lot orientation to take advantage of passive solar heating and cooling. However, perhaps the best opportunity for energy conservation in residential development is realized through the policies and proposals of the General Plan. The plan incorporates policies which promote efficient land use patterns, thus reducing energy use

and costs. The reader is referred to the following General Plan policies: Growth and Development #7, 8 and 10; Residential Environment #12, 15 and 16; Economic Environment #2 and 4; and Public Services and Facilities #1 and 14.

#### QUANTIFIED OBJECTIVES

In light of the data available regarding housing needs in Tuolumne County, and the Resources available through federal, state, regional and local assistance efforts, the following quantified objectives are established relative to the maintenance, improvement, and development of housing for the 1985-1992 period. The numbers are based upon the anticipated needs in the two most obvious areas of housing need in the County - new construction and rehabilitation - and reflect the County's ability to satisfy some of those needs.

Construction Objectives: Based upon the projected population, projected number of households created by 1992, existing vacancy rates and tenure percentages, it is estimated that a minimum of 4,060 housing units will need to enter the year round housing market during the period July 1985 to July 1992. This figure would allow for a healthy vacancy rate; and replace units which may be removed from the year round market due to dilapidation or deterioration. Most of these units would become available as a result of new construction by the private sector. However, an undeterminable percentage will be from previously vacant "second homes" which are converted to fulltime use for owner or renter occupancy.

The individual structure type needs (assuming similar distribution as existed with the 1980 Census) are as follows:

Single Family	=	3,175 (78.2%)
2-4/Structure	=	166 (4.1%)
5+/Structure	=	98 (2.4%)
Mobilehomes	=	621 (15.3%)
TOTAL		4,060 (100%)

A housing needs study by the Central Sierra Planning Council revealed the following new construction need, by income group:

Very low income	=	1,055 (26%)
Other low income	=	528 (13%)
Moderate income	=	893 (22%)
Above Moderate		
Income	=	1,584 (39%)
TOTAL		4,060 (100%)

Based upon past loan activity by the Farmers Home Administration (FmHA), 100 of these units should be from applications packaged by Tuolumne County/CSPC on behalf of County residents, depending upon funding being available to complete such packaging activities. It can be anticipated that other packages will be funded by FmHA submitted by private individuals and local firms.

Rehabilitation Objectives: It is anticipated that during the Program period from January 1986 through July 1992, a maximum of 200 housing units will be rehabilitated as a result of Tuolumne County/CSPC efforts on behalf of residents. Being able to meet this objective is dependent upon funding being available for rehabilitation activities, and funding for packaging by staff. The primary programs to be utilized include the Small Cities Community Development Block Grant program, the FmHA Section 502 program, and other programs in effect at the time administered by the federal and state government, and loans from commercial lenders. Refer to the Five Year Program for specific details.

It is anticipated that private contractors will complete rehabilitation projects independent from the CSPC/Tuolumne County efforts, although it cannot be determined at what level this will occur.



Conservation Objectives: In order to conserve the availability of units to low income households, Tuolumne County/Central Sierra Planning Council shall continue to implement the Section 8 program. At this time, due to limited certification, a minimum of 68 units will be conserved. Should additional certification become available, they will be added to the program.

A. IDENTIFICATION OF ADEQUATE SITES

The previous analysis clearly indicates that there is sufficient land zoned for residential use and served by infrastructure to address the new construction need. It also indicates that a variety of land is available to provide a wide range of housing types. Therefore, the actions below serve to enhance the conditions as they presently exist.

1. Complete amendments to the County zoning ordinance by July 1, 1986 in order to achieve consistency with the General Plan. Implemented by the Planning Department.
2. Use the land use compatibility charts with the noise contour maps in order to achieve ambient noise environments in residential areas. Implemented by the Planning Department.
3. Submit appropriate funding applications for improvement of services to residential areas. The primary funding source to do this would be the Community Development Block Grant program administered by the Department of Housing and Community Development. This would be implemented by the Board of Supervisors as a continuing program for each funding round of CDBG Funds.
4. Prepare for review and adoption by December 31, 1986 a development density bonus ordinance consistent with the California Government Code, Section 65915. Implementation by the Planning Department, Planning Commission, and Board of Supervisors.

B. ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING TO LOW/MODERATE INCOME HOUSEHOLDS

1. As appropriate, investigate the formation of a County Housing Authority to strengthen future housing activities. Implemented by the County Administrative Office.

2. Continue local administration of the Section 8 existing program. The County currently has 68 certificates allocated to it under the program. Administered by the Central Sierra Planning Council on behalf of the County, this is a continuous program.

3. As funding becomes available to provide services, package loans for new construction assistance to low/moderate income individuals. The primary funding source for such construction would be the Farmers Home Administration Section 502 program. Packaging assistance would occur through CSPC on behalf of the County as funding is available for CSPC to provide such services. The FmHA Section 515 program for multi-family development would be implemented by private developers, but the program's use is encouraged by the County through early review of proposed projects by the intergovernmental review process.

4. Continue to investigate the availability of new programs which would address new construction needs. Such programs may become available over the short term, and could be used to respond to the quantified objectives outlined within this element. Implemented by the County/CSPC on a continuous basis.

C. ADDRESS AND REMOVE GOVERNMENTAL CONSTRAINTS

1. Prepare and make available to the public handouts to help them understand the development process. Implemented by the Planning Department on a continuous basis as changes in State and County laws occur.

2. Investigate the use of the State CDBG program to fund projects which will eliminate constraints to public infrastructure which hold up the development of housing (a development moratorium due to inadequate sewage facilities, for example). Implemented by the Administrative Office and the Board of Supervisors as a continuous program coinciding with the CDBG funding cycle.

D. CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING

1. Complete the housing rehabilitation component of the Tuolumne City CDBG project (47 units). Implemented by CSPC and the Board of Supervisors, this component is due for completion by August 31, 1986.

2. As funding is available for packaging activities, complete housing rehab grant/loan packages on behalf of County low/moderate income residents. The primary program to fund rehab activity would be the FmHA Section 504 program, or, as available, other federal and state programs (the Deferred Loan program, for example). Implemented by CSPC on behalf of the County as funding is available for CSPC to provide these services.

3. Investigate new housing rehab programs at the federal and state levels as they become available. Implemented by CSPC as a continuous program.

4. Continue weatherization of residences for low/moderate income households. Implemented through the Amador-Tuolumne Community Action Agency as a continuous program.

E. EQUAL HOUSING OPPORTUNITY

1. The Amador-Tuolumne Community Action Agency has been designated as the Fair Housing Authority for Tuolumne County. Any complaints presented to the County relating to fair or equal housing opportunity will be referred to A-TCAA. Implemented by the A-TCAA as a continuous program.

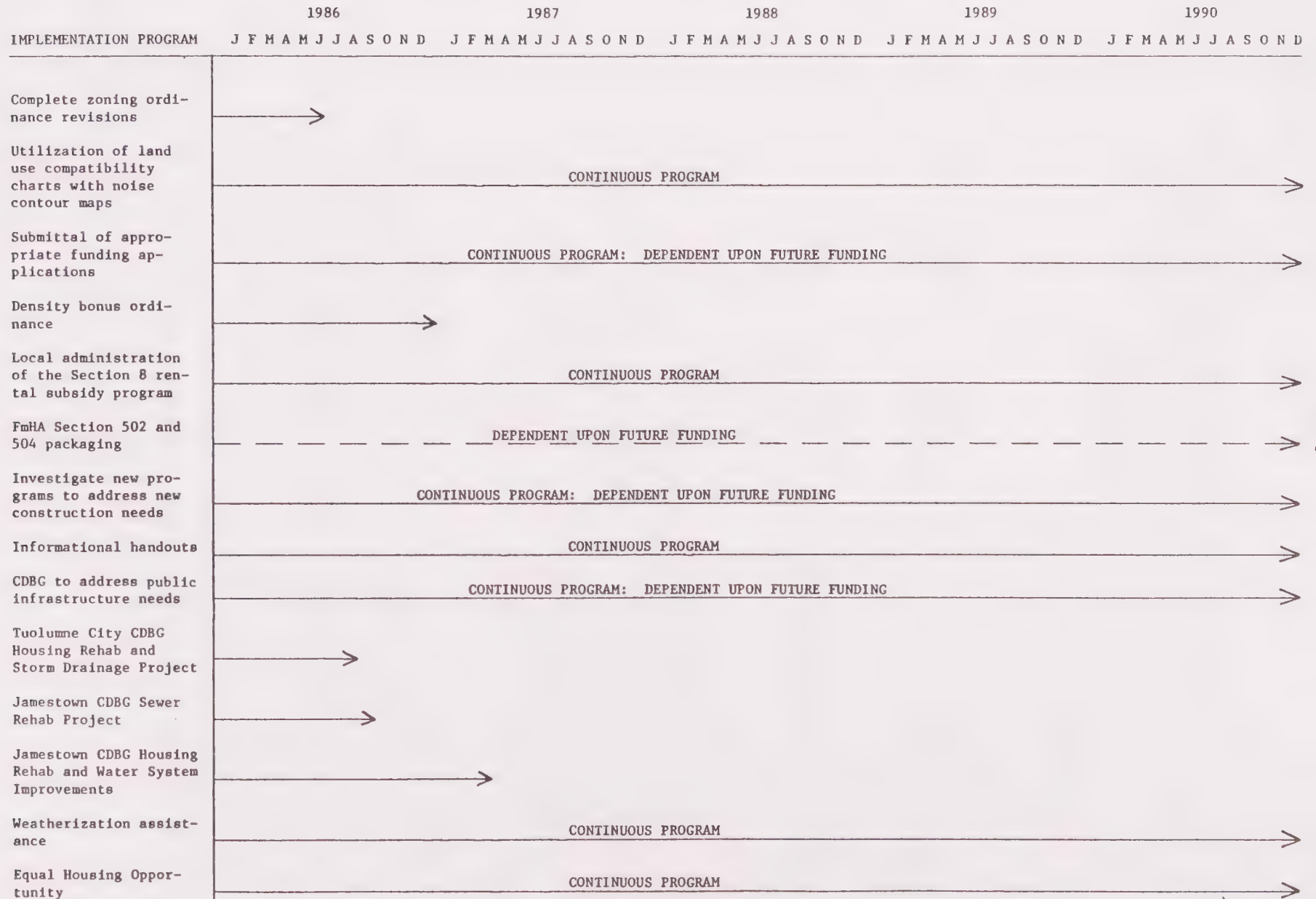
## CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires (California Government Code Section 65300.5) that "...the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." The housing element is closely aligned with the land use and the circulation elements, and as such the policies and programs of these elements have been prepared with common concerns in mind. It is intended that any subsequent amendments to these elements will be done in a manner so as to insure continued internal consistency of elements.

## PUBLIC PARTICIPATION

Public participation is an absolute necessity in any successful planning program. Public input was solicited through the early stages of the general plan update program, and encouraged through the public hearings held prior to adoption of the document. The general plan was circulated through the State Clearinghouse, and the areawide clearinghouse at the Central Sierra Planning Council. The documents were also distributed to public agencies and departments for review.

In subsequent amendments to the plan, public participation will be encouraged.



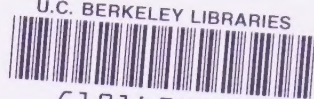
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